

Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)

# PLANNING APPLICATION FORM



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

January 2020

# PLANNING APPLICATION FORM

## BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

### 1. MANDATORY INFORMATION

This application form is in two parts. Part 1 contains sections requiring mandatory information – these sections are highlighted and must be completed. In relation to Part 2, please see (4) below. Please note also that Q.27 is mandatory.

Failure to complete the mandatory sections of this form, or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each mandatory section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

**In order to reduce the risk of your planning application being declared invalid, you are advised to complete and sign off on the validation checklist prior to lodging your planning application.**

### 2. ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Dublin City Council to require supplementary information (i.e. other than mandatory information) in order to determine whether the application conforms with the development plan.

While failure to supply the supplementary information will not invalidate your planning application, it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Dublin City Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

### 3. IT IS VERY IMPORTANT TO NOTE THAT:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and**  
**(b) a person shall not be entitled solely by reason of a planning permission to carry out any development**

### 4. DATA PROTECTION

The planning process is an open and transparent one.

All planning application documentation, Observations / Submissions, and the weekly planning lists are made available for public inspection at the Council's offices and on the Council's website under Section 38 of the Planning and Development Act 2000 as amended. This information is processed in accordance with the Planning and Development Act 2000 as amended and is made available to An Bord Pleanála in the case of an appeal under Section 127 of the Planning and Development Act 2000 as amended. There are 2 exceptions to the information being made available to the public and An Bord Pleanála (paper file or website): -

- Part 2 of the planning application form
- The email addresses and telephone numbers of Observations/Submissions

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

**If you are satisfied to receive direct marketing please tick this box.**

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

**It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.**



## PLANNING APPLICATION FORM – Part 1

<b>For Office use only</b>		<b>Plan No:</b>		
Checked by:		History Files		Date Received
Receipt No.				
Amount	€			

**PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED**

1. Type of application:

Permission  Outline Permission

Retention Permission  Permission on foot of Outline Permission

*Place X in appropriate box.*

Where permission on foot of outline permission is being applied for, quote outline permission Plan No.

2. Postal address of site or building: (if none, give description sufficient to identify):  
The former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12

3. Full Name of applicant (not agent), [Please note initials are not acceptable]  
Malkey Limited  
Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:  
Registered address of Company:  
No. 28 The Drive, Graigavern Lodge, Ballybrittas, Co. Laois, R32 FR92  
  
Registered Number of Company: 559572  
  
Names of Company Directors: Joseph Cox, Kenneth Birrane and David Cox

5. Person/Agent acting on behalf of the Applicant (if any)  
Patricia Thornton, Thornton O'Connor Town Planning  
Address to be supplied at the end of this form (Question 28)

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.  
(This should correspond with the wording of the newspaper and site notice.)  
See Appendix A

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Contracts have been signed by the Applicant providing for the purchase of the site. The sale has not yet been closed.

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

1. Leydens Ltd, No. 158A Richmond Road, Fairview, Dublin, D03 YK12. We note that the Applicant has control over the principal site area.
2. A letter of consent has been received from Dublin City Council (Environment and Transportation Department, Civic Offices, Wood Quay, Dublin 8) in relation to proposed works on Richmond Road.

Both letters of consent are included as Appendix B.

**\* If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)**

8. In the case of CURRENT buildings to be retained on site, please state: N/A

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m <sup>2</sup> )	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m <sup>2</sup> )

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house\* or part thereof?

No

- (ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

No

- (iii) In the case of a habitable house\* please state if occupied and give details of occupancy:

\*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling *or*
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, *or*
- (c) was provided for use as a dwelling but has not been occupied

**10.** In all types of development, please state:

- (a) Total site area c. 8,256 m<sup>2</sup>
- (b) Floor area\* of buildings proposed to be retained within site 0 m<sup>2</sup>
- (c) Floor area\* of new buildings proposed within development c. 14,590 m<sup>2</sup>
- (d)(i) Total floor area\* of proposed development (i.e. new and retained) c. 14,590 m<sup>2</sup>
- (ii) In the case of existing residential extensions, exempt or not, please state floor area 0 m<sup>2</sup>
- (e) Floor area\* of buildings to be demolished c. 3,359 m<sup>2</sup>
- (f) Total Non-Residential floor area\* c. 1,703 m<sup>2</sup>

- (g) Proposed plot ratio 2.65 (h) Proposed site coverage 73%

**11.** If the proposal involves the provision of Child Care/Crèche facilities please state:

- No. child care spaces 35 Total floor area\* 156 m<sup>2</sup>

**12.** In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses								
Apartments			65	68				133
No. of carparking spaces to be provided	25 No. car parking spaces (24 No. for residential use and 1 No. for the creche)							

- (b). Total net floor area\*\* c. 8,628 sq m (c). Total gross floor area\* c. 12,886 sq m

\* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

\*\*Gross floor area minus common circulation areas

**13.** In the case of mixed development (e.g. Residential, Commercial, Industrial etc.), please provide breakdown

of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor area in m <sup>2</sup>
Residential	12,886 sq m
Creche	156
Gym	262
Retail	335
BOH Circulation/Plant	202
Artist Studios	749

14. Fee Payable

€ 39,551.60

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
14 (b)	133 units x €130.00	€ 17,290.00			€
14 (c)	1,703 sq m x €7.20 (commercial/ cultural use)	€12,261.60			€
14 (d)	Natura Impact statement	€10,000			

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published

Irish Daily Star

Date of publication

27<sup>th</sup> February 2023

Date of erection of site notice(s)

27<sup>th</sup> February 2023

## 16. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.

YES

NO

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?

X

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,

- (i) details of such part or parts of the land which is subject to the application for permission 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
- (ii) details of the calculations and methodology for calculating values of

Please see details enclosed as Appendix C.

Part V drawings are included with the RKD

<p>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”</p> <p>If the answer to the above is “yes” but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.</p>	<p>Architect’s drawing pack (22001-RKD-ZZ-01-DR-A-1511 / 1512 / 1513)</p>
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**17.** (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes  No  *Place X in appropriate box*

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes  No  *Place X in appropriate box*

**18** (a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes  No  *Place X in appropriate box*

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
0190/94	20 <sup>th</sup> May 1994
2090/95	23 <sup>rd</sup> October 1995
3060/00	22 <sup>nd</sup> January 2001

If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended).

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes  No  *Place X in appropriate box*

If **yes**, please state An Bord Pleanala Reference No.:

<b>19. DEVELOPMENT DETAILS</b>		
	<b>YES</b>	<b>NO</b>
<b>Please tick appropriate box</b>		
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?		<b>X</b>
Does the proposed development require the preparation of an Environmental Impact Statement?		<b>X</b>

<i>(If yes, the newspaper and site notice must indicate this fact).</i>		
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Do the Major Accident Regulations apply to the proposed development?		X
Is the site within a zone of archaeological interest?		X
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X

## 20. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ] No [X]

If yes, please give details e.g. year, extent. N/A

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ] No [X]

If yes, please give details. N/A

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes

No X

*Place X in appropriate box*

If **yes**, please give details: N/A

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes

No

*Place X in appropriate box*

If **yes**, please state date of meeting

Section 247 (LRD6006/22-S1)  
– 28<sup>th</sup> April 2022

LRD Meeting (LRD6006/22-S2)  
– 15<sup>th</sup> November 2022

**NOTE:** You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes

No

*Place X in appropriate box*

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.  
Please refer to RKD Dwg No. 22001-RKD-ZZ-00-DR-A-1003



## 24. Proposed Source of Water Supply

Existing connection [ ] New mains connection [X] Private well [ ]

Use of grey or recycled water [ ]

Other (please specify) \_\_\_\_\_

For non domestic developments

Proposed daily flow in cubic metres 6.943 cm/d

Proposed peak flow in litres/second 4.41l/s

\*Note: this is a mixed-use development

## 25. Proposed Drainage System

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site  
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

## 26. Name & Address of person or firm responsible for preparation of drawings:

Harry Browne, RKD Architects, No. 59 Northumberland Road, Ballsbridge, Dublin 4, D04 WP89

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I, the undersigned, hereby declare, that to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

Signature of applicant  
(or his/her agent)

Patricie Thornton

Date

28<sup>th</sup> February 2023

## **CONTACT DETAILS**

### **PLANNING APPLICATION FORM – Part 2**

**IMPORTANT:** Part 2 of the application form must always be submitted on a completely separate page as this information will not form part of the public file.

#### **27. Applicant Address/Contact Details:**

Address ( Please note that a c/o address is not acceptable):

Malkey Limited, No. 28 The Drive, Graigavern Lodge, Ballybrittas, Co. Laois, R32 FR92

Email Address: Jobeirne@hollybrookhomes.co.uk

Telephone No. (optional) : \_\_\_\_\_

#### **28. Agent's (if any) Address/Contact Details:**

Address Patricia Thornton, Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

Email Address: info@toctownplanning.ie

Telephone No. (optional): 01 2051490      Fax No. (optional): \_\_\_\_\_

Should all correspondence be sent to the agent's address (where applicable)?

Please tick appropriate box. (Please note that if the answer 'No', all correspondence will be sent to the applicant's address).

Yes [ ]      No [ X ]

#### **29. Reimbursement of Fees:**

In the event a refund of fees is required please indicate who the refund should be made payable to:

Applicant      [ X ]

Agent      [ ]

Other      [ ]

Please provide details:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A contact address must be provided, whether that of the applicant or that of the agent.**

## Appendix A – Description of Development

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. A Natura Impact Statement has been prepared in respect of the proposed development. The application together with the Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: [www.leydenslrd.ie](http://www.leydenslrd.ie).

## Appendix B – Letters of Consent

**Leydens Ltd**

**158A Richmond Road**

**Fairview**

**Dublin D03yk12**

24/02/2023

**R3: Leydens Wholesalers & Distributors No. 158A Richmond Road, Dublin 3, D03 YK12**

To whom it may concern,

I, John Duffy hereby consent to Malkey Limited making a planning application incorporating lands in the company's ownership comprising at Leyden's Cash and Carry, No. 158A Richmond Road, Dublin 3, D03 YK12.

Yours faithfully,



Director.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Environment and Transportation Department,  
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach  
An Ché Adhmaid, Baile Átha Cliath 8  
T.(01) 2222046 E: [transportplanning@dublincity.ie](mailto:transportplanning@dublincity.ie)

Malkey Limited  
c/o Cooney Carey Consulting Limited,  
The Courtyard,  
Carmanhall road  
Sandyford  
Dublin 18

20 February 2023

**Re: Letter of Consent to Large Scale Residential Development Application**

**Site: Lands at 158A, Richmond Road, Drumcondra, Dublin 3.**

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically 0.2542 ha. of lands located within the footpath, verge and roadway on Richmond Road as marked in purple and as indicated hatched on attached RKD Architects drawing 22001-RKD-ZZ-ZZ-DR-A-1004.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001 (as amended).

Yours faithfully,

Dermot Collins  
Executive Manager







## Appendix C – Part V



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)

Ms. Elaine Hudson  
Thornton O'Connor Town Planning  
1 Kilmacud Road Upper  
Dundrum  
Dublin 14

23<sup>rd</sup> January 2023  
Ref: 1020

**RE: Leydens Wholesalers & Distributors Dublin, No. 158A Richmond Road, Dublin 3,  
D03 YK12.**

**Applicant: Malkey Limited**

**Validation Letter – Part V**

Dear Sir / Madam,

Thornton O'Connor Town Planning intend to lodge a planning application on behalf of their client Malkey Limited to develop a site located at Leydens Wholesalers & Distributors Dublin, No. 158A Richmond Road, Dublin 3.

Thornton O'Connor Town Planning 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 Councils 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,

*Natasha Satell*

**Natasha Satell  
Housing Development**

**PART V CALCULATION**

Please see below costs for 27 nr. Part V apartments for the scheme at Richmond Road Phase 2, Dublin.

Apartment Details:																												Totals						
Block	Block A	Block A	Block A	Block A	Block A	Block A	Block A	Block B	Block B	Block B	Block B	Block B	Block B	Block A	Block A	Block A	Block A	Block A	Block A	Block B	Block B	Block B	Block B	Block A	Block A	Block A	Block A	Block A	Block A	Block A	Block A	Block A	Block A	Totals
Level	1st	1st	1st	1st	1st	1st	1st	1st	1st	1st	1st	1st	1st	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	2nd	Totals
Apartment Nr.	A1.01	A1.02	A1.03	A1.04	A1.05	A1.06	B1.01	B1.02	B1.03	B1.04	B1.05	B1.06	B1.07	A2.01	A2.02	A2.03	A2.04	A2.05	A2.06	A2.01	A2.04	A2.05	A2.08	A3.01	A3.02	A3.03	A3.04							27
Bedrooms	2B4P	1B2P	2B4P	1B2P	1B2P	1B2P	1B2P	1B2P	2B4P	2B3P	2B4P	1B2P	1B2P	2B4P	1B2P	2B4P	1B2P	1B2P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P						37
Net Floor Area	80.4m <sup>2</sup>	50.8m <sup>2</sup>	79.9m <sup>2</sup>	50.9m <sup>2</sup>	50.9m <sup>2</sup>	50.0m <sup>2</sup>	50.0m <sup>2</sup>	57.1m <sup>2</sup>	80.5m <sup>2</sup>	68.3m <sup>2</sup>	80.5m <sup>2</sup>	50.5m <sup>2</sup>	49.6m <sup>2</sup>	80.5m <sup>2</sup>	50.8m <sup>2</sup>	79.9m <sup>2</sup>	50.9m <sup>2</sup>	50.0m <sup>2</sup>	50.5m <sup>2</sup>	68.3m <sup>2</sup>	50.0m <sup>2</sup>	51.3m <sup>2</sup>	80.4m <sup>2</sup>	80.0m <sup>2</sup>	50.8m <sup>2</sup>	50.0m <sup>2</sup>							1,644m <sup>2</sup>	
Gross Floor Area	67% N/G Ratio	120.6m <sup>2</sup>	76.2m <sup>2</sup>	119.8m <sup>2</sup>	76.4m <sup>2</sup>	76.3m <sup>2</sup>	75.0m <sup>2</sup>	75.0m <sup>2</sup>	85.7m <sup>2</sup>	120.7m <sup>2</sup>	102.4m <sup>2</sup>	120.7m <sup>2</sup>	75.7m <sup>2</sup>	74.4m <sup>2</sup>	120.7m <sup>2</sup>	76.2m <sup>2</sup>	119.8m <sup>2</sup>	76.3m <sup>2</sup>	76.3m <sup>2</sup>	75.0m <sup>2</sup>	75.7m <sup>2</sup>	102.4m <sup>2</sup>	74.9m <sup>2</sup>	77.0m <sup>2</sup>	120.6m <sup>2</sup>	119.9m <sup>2</sup>	76.2m <sup>2</sup>	75.0m <sup>2</sup>					2,465m <sup>2</sup>	

Construction Costs:	€3,228/sq m																											Totals						
Structure	22.81%	88,820	56,144	88,235	56,254	56,210	55,227	55,216	63,101	88,843	75,414	88,843	55,768	54,796	88,843	56,144	88,224	56,199	56,199	55,205	55,768	75,414	55,183	56,674	88,787	88,290	56,133	55,205					1,815,138	
Internal Sub-Division	9.78%	38,063	24,059	37,812	24,107	24,088	23,667	23,662	27,041	38,072	32,318	38,072	23,899	23,482	38,072	24,059	37,807	24,083	24,083	23,657	23,899	32,318	23,648	24,287	38,048	37,835	24,055	23,657					777,849	
External Enclosure	9.39%	36,571	23,116	36,330	23,162	23,144	22,739	22,735	25,981	36,580	31,051	36,580	22,962	22,562	36,580	23,116	36,325	23,139	23,139	22,730	22,962	31,051	22,721	23,335	36,557	36,353	23,112	22,730					747,362	
Roof Enclosure	4.12%	16,056	10,149	15,950	10,169	10,161	9,983	9,981	11,407	16,060	13,632	16,060	10,081	9,905	16,060	10,149	15,948	10,159	10,159	9,979	10,081	13,632	9,975	10,245	16,050	15,960	10,147	9,979					328,120	
Internal Finishes / Fittings	17.43%	67,865	42,898	67,418	42,982	42,949	42,198	42,189	48,214	67,882	57,622	67,882	42,611	41,869	67,882	42,898	67,410	42,940	42,940	42,181	42,611	57,622	42,164	43,303	67,840	67,460	42,889	42,181					1,386,900	
Services	20.82%	81,050	51,232	80,516	51,333	51,293	50,396	50,386	57,581	81,071	68,817	81,071	50,890	50,003	81,071	51,232	80,506	51,283	51,283	50,376	50,890	68,817	50,355	51,716	81,020	80,567	51,222	50,376					1,656,350	
Preliminaries	15.65%	60,913	38,504	60,512	38,579	38,549	37,875	37,867	43,275	60,929	51,719	60,929	38,246	37,580	60,929	38,504	60,504	38,541	38,541	37,860	38,246	51,719	37,845	38,867	60,891	60,550	38,496	37,860					1,244,829	
<b>Sub-total Apartment only cost (exc VAT)</b>		<b>389,339</b>	<b>246,102</b>	<b>386,774</b>	<b>246,586</b>	<b>246,393</b>	<b>242,084</b>	<b>242,036</b>	<b>276,599</b>	<b>389,436</b>	<b>330,573</b>	<b>389,436</b>	<b>244,456</b>	<b>240,197</b>	<b>389,436</b>	<b>246,102</b>	<b>386,725</b>	<b>246,344</b>	<b>246,344</b>	<b>241,988</b>	<b>244,456</b>	<b>330,573</b>	<b>241,891</b>	<b>248,426</b>	<b>389,194</b>	<b>387,016</b>	<b>246,054</b>	<b>241,988</b>					7,956,549	
Site Services and Landscaping	€ 24,384 / unit	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	24,384	658,380
<b>Sub-total Construction Costs (exc VAT)*</b>		<b>413,724</b>	<b>270,487</b>	<b>411,158</b>	<b>270,971</b>	<b>270,777</b>	<b>266,469</b>	<b>266,421</b>	<b>300,983</b>	<b>413,820</b>	<b>354,957</b>	<b>413,820</b>	<b>268,841</b>	<b>264,581</b>	<b>413,820</b>	<b>270,487</b>	<b>411,110</b>	<b>270,729</b>	<b>270,729</b>	<b>266,372</b>	<b>268,841</b>	<b>354,957</b>	<b>266,275</b>	<b>272,810</b>	<b>413,578</b>	<b>411,400</b>	<b>270,438</b>	<b>266,372</b>					8,614,929	

Indirect Costs:																												Totals						
Land Cost (incl. purchase costs)	€ 75,940 / unit	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	75,940	2,050,376
Statutory Fees and Contributions**	€ 9,023 / unit	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	9,023	243,609
Professional Fees** (€4,135/unit + construction period allowance of 7% of construction costs)	€ 4,135 / unit	33,096	23,069	32,916	23,103	23,090	22,788	22,785	25,204	33,103	28,982	33,103	22,954	22,656	33,103	23,069	32,913	23,086	23,086	22,781	22,954	28,982	22,775	23,232	33,086	32,933	23,066	22,781					714,699	
Sales & Letting Costs**	€ 6,015 / unit	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	6,015	162,406
Finance Costs	€ 30,451 / unit	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	30,451	822,180
Utility Connections*	€ 2,632 / unit	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	2,632	71,053
Developer Risk	€ 71,429 / unit	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	71,429	1,928,571
VAT @ 13.5%	13.5%	56,208	36,871	55,862	36,936	36,910	36,329	36,322	40,988	56,221	48,274	56,221	36,649	36,074	56,221	36,871	55,855	36,904	36,904	36,315	36,649	48,274	36,302	37,185	56,188	55,894	36,864	36,315					1,172,607	
VAT @ 23%	23%	11,071	8,765	11,029	8,772	8,769	8,700	8,699	9,256	11,072	10,125	11,072	8,738	8,670	11,072	8,765	11,029	8,769	8,769	8,698	8,738	10,125	8,697	8,802	11,068	11,033	8,764	8,698					257,764	
<b>Sub-total Indirect Costs (incl. VAT)</b>		<b>295,863</b>	<b>264,194</b>	<b>295,296</b>	<b>264,301</b>	<b>264,258</b>	<b>263,305</b>	<b>263,295</b>	<b>270,936</b>	<b>295,885</b>	<b>282,870</b>	<b>295,885</b>	<b>263,830</b>	<b>262,888</b>	<b>295,885</b>	<b>264,194</b>	<b>295,285</b>	<b>264,247</b>	<b>264,247</b>	<b>263,284</b>	<b>263,830</b>	<b>282,870</b>	<b>263,263</b>	<b>264,707</b>	<b>295,831</b>	<b>295,350</b>	<b>264,183</b>	<b>263,284</b>					7,423,266	

Total Development Costs (incl. VAT)																												Totals					
		709,587	534,680	706,454	535,272	535,035	529,774	529,715	571,920	709,705	637,827	709,705	532,671	527,469	709,705	534,680	706,395	534,976	534,976	529,656	532,671	637,827	529,538	537,518	709,410	706,750	534,621	529,656					16,038,195

\* VAT has been applied @ 13.5%

\*\* VAT has been applied @ 23%

Mitchell McDermott are not VAT advisers. A VAT adviser should advise that the above percentages of VAT have been applied correctly to the various indirect costs.