

WATERSIDE BLOCK 9 DEVELOPMENTS LIMITED

Part V Unit,
Housing Department,
Dublin City Council
Civic Offices
Wood Quay
Dublin 8.
D08 RF3F

13th October 2020

Re: Part V proposal for a Strategic Housing Development (SHD) Planning Application to An Bord Pleanála at lands identified in the North Lotts & Grand Canal Dock Planning Scheme 2014 as 'City Block 9', North Wall Quay, Dublin 1.

Dear Sir/Madam,

On behalf of, Waterside Block 9 Developments Limited, it is intended to lodge a Planning Application with An Bord Pleanála for a proposed Strategic Housing Development (Pre-Application Consultation Ref. ABP-306158-19) at 'City Block 9', North Wall Quay, Dublin 1. The proposed Strategic Housing Development will comprise of 1005 No. residential units. It is proposed to provide 101 for the purposes of complying with Part V of the *Planning and Development Act 2000* (as amended).

As per the *Department of the Environments Circular PL 10/2015* and *Housing Circular 36/2015* in relation to Part V, we would like to confirm that we will be providing apartment units on site as per Option 2 (Pg. 6) of the circular as provided for under Section 96(3)(b)(i) of the *Planning and Development Act 2000* (as amended). The nature and location of these units is outlined on the attached drawing and unit schedule;

- Dwg. No. P1010A (Rev. 5), 'Proposed Ground Floor Plan, Scenario A';
- Dwg. No. P1011A (Rev. 5), 'First Floor Level 01, Scenario A';
- Dwg. No. P1012A (Rev. 5), 'Second Floor Level 02, Scenario A';
- Dwg. No. P1013A (Rev. 5), 'Third Floor Level 03, Scenario A';
- Dwg. No. P1014A (Rev. 5), 'Fourth Floor Level 04, Scenario A'; and
- Dwg. No. P1015A (Rev. 6), 'Fifth Floor Level 05, Scenario A'.

We wish to confirm that we have used the methodology as set out in Table 2, Pg. 10 of the Departments Circular to estimate the costs.

We understand from page 12 of the circular that it is estimated costs that are required to be submitted with the planning application. As such we would estimate that the cost of each apartment unit on site will be as follows; €660,358 per unit, further breakdown of costs attached.

WAT005-0001-5671642-1

DIRECTORS: R WILLIAMS, H BEZIAN
WATERSIDE BLOCK 9 DEVELOPMENTS LIMITED
C/O COONEY CAREY CONSULTING LTD,
UNITS 15/16, THE COURTYARD,
CARMANHALL ROAD, SANDYFORD,
DUBLIN 18

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If you have any queries, please do not hesitate to contact us.

Yours sincerely,



Eoghan Leahy
Project Manager

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