

Housing Department
An Rannóg Tithíochta
Aiden Conroy
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Knockrabo Investments DAC
32 Molesworth Street,
Dublin 2

15th October 2024

Re: Proposed Development at Knockrabo, Phase 2, Mount Anville Road, Dublin 14

Dear Sirs,

I refer to your proposed development at Knockrabo, Phase 2, Mount Anville Road, Dublin 14 involving the construction of 158 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 15 units on-site for social housing comprising three (3no.) 1-bedroom units, nine (9no.) 2-bedroom units and three (3no.) 3-bedroom units. Average indicative costs for the 1-bedroom unit is €326,012 per; €504,464 for the 2-bedroom unit and €619,160 for the 3-bedroom unit.
- Total *indicative* cost of the 15 units is assessed at €7,375,691 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand

and determination of funding availability.

Yours faithfully,

Aiden Conroy
Administrative Officer