



QUINTAIN

Quintain Developments Ireland Ltd,
Fitzwilliam Court,
6th Floor,
Leeson Cl,
Dublin,
D02 YW24

South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24

12th April 2022

Subject to Agreement/Without Prejudice

RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY QUINTAIN DEVELOPMENTS IRELAND LIMITED FOR PERMISSION FOR RESIDENTIAL DEVELOPMENT AT ADAMSTOWN BOULEVARD, PHASE 1, LUCAN, CO. DUBLIN.

Dear Sir/Madam,

We write to the Planning Authority regarding the above matter and refer to the above-mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with South Dublin County Council prior to submission of the Commencement Notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V. The proposal for Phase 1 comprises 257 units @ 10% equates to 26 units.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority currently is €9,386,233.75 on the basis of the Council acquiring 26 no. units.




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QUINTAIN IRELAND BOARD | TIMOTHY BEAULAC (USA) | EDDIE BYRNE | JOHN HENNESSY | MICHAEL HYNES
MICHAEL JENKINS (AUS) | JEFF JOHNSON | JAMES RIDDELL (UK)
COMPANY REGISTRATION NUMBER 656280



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Appendix 1 – Proposed Location



-  APPLICATION SITE
-  LAND IN APPLICANT'S OWNERSHIP (TBC)
-  AREA SUBJECT OF FUTURE OUTLINE PERMISSION

- LEGEND
-  4 x 4 BED
 -  12 x 3 BED
 -  10 x 2 BED

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Appendix 2 – Letter of Validation



06/04/2022

Vanessa Mullen,
Senior Development Manager,
Quintain Ireland Development Limited,
Fitzwilliam Court,
Leeson Close,
Dublin 2,
D02 YW24

Subject to Contract/Contract Denied

Developer: Quintain Developments Ireland Limited
Location: Adamstown Boulevard

Dear Ms. Mullen,

I note that it is your intention to lodge a planning application for the above development of 418 units. It is noted that the Developer intends on fulfilling its Part V obligation for the housing portion of the site by providing a total of 26 units consisting of 10 x 2 Bed, 12 x 3 Bed and 4 x 4 Bed Houses on site. The apartments will be dealt with separately once a full planning permission is lodged.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made. Negotiations are ongoing and further proposals are subject to review and consideration by the Housing Department & planning approval. Proof of Date of ownership of the site is required from the applicant to determine their Part V Percentage liability.

South Dublin County Council's preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Local Government and Heritage. These negotiations will commence following any grant of planning permission. Please note that South Dublin County Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,


Edel Dempsey
Senior Staff Officer
Housing Department

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