

Housing Section  
**South Dublin County Council**  
County Hall Tallaght,  
Dublin 24, D24 A3XC

11th May 2022

**Re: Part V of the Planning and Development Act 2000**  
**Site at Belgard Rd (former ABB offices and Logistics Buildings), Tallaght, Co. Dublin**

Dear Sir/Madam,

On behalf of Landmarque Belgard Development Company Ltd (LBDC), I hereby respectfully advise South Dublin County Council (SDCC) that the applicant for this revised new 334-unit (formerly 380 unit) residential led redevelopment at the former ABB Site - Belgard Rd, Tallaght Town Centre, Co. Dublin, is being resubmitted as a proposal for Part V allocation for this site.

In accordance with Section 96 (3) paragraph (b)(iv) of the Planning and Development Act, we propose to grant an enhanced lease of units to the local authority within the proposed development.

#### **Proposed Part V Allocation**

It is proposed that 33 no. (thirty-three) units will be leased to the planning authority on completion. The table below outlines a list of the proposed unit types:

Description	Size	No. of Units
1 Bed Apartment	46.5 – 58.9 sqm	20
2 Bed Apartment	73.9 – 86.2 sqm	11
3 Bed Apartment	111 sqm	2
	<b>Total</b>	<b>33</b>

In accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, as amended, the calculations enclosed reflect the estimated market rent, the discount proposed to reflect the responsibilities taken on by the landlord under the lease and the estimated Part V discount.

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Landmarque Property Group Limited. Registered in Ireland 66928

The estimated average rent for the Part V units, as set out in Appendix A, is circa 95% of the market rent. See Appendix A for the assumptions for the market rent, monthly discounted rent, total rent per year and rent per month to the local authority. LBDC submits that all units will be managed by LBDG, and or their associated / appointed management company.

Recent changes to the Part V of the requirement for social and affordable housing under the Planning and Development Act 2000, as amended, introduce a number of transitional arrangements. Under Section 96(3)(j) of the Act "where the permission is granted during the period beginning on the 3rd September 2021 and ending on 31st July 2026 and the land to which the permission relates was purchased by the applicant, or a person on whose behalf the application is made, during the period beginning on 1st September 2015 and ending on 31st July 2021, the reference to "20 per cent of the land" in paragraph (a) shall be read as "10 per cent of the land" ...". In this particular case, as LBDC purchased the subject lands on the 22nd March 2021 (as confirmed in the accompanying letter from Arthur Cox), the requirement under Part V remains as 10%.

Please note, all figures are estimates only and any eventual Part V agreement will be subject to a grant of planning permission, agreement on costs/rent/land values etc and approval from the Department of Housing Planning and Local Government.

I trust that this is the information you require. Please do not hesitate to contact me with any questions you may have.

Yours sincerely,



Gary Cooper  
CEO  
On behalf of Landmarque Belgard Development Company Ltd

c.c Blaine Cregan – John Spain Associates

# ARTHUR COX

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**Our Reference:** 5859/COR/LA275/001

12 May 2022

The Secretary  
An Bórd Pleanála  
64 Marlborough Street  
Dublin 1

**Re: The property comprised in Folio 78972L of the register County Dublin (the "Property")**

Dear Colleagues

We confirm that the Property was acquired by Landmarque Belgard Development Company Limited by way of Deed of Transfer on 17 December 2020, a redacted copy of which is attached at Appendix 1. Registration of the Deed of Transfer was completed in the Land Registry on 22 March 2021 such that Landmarque Belgard Development Company Limited is now the registered owner of the Property which is evidenced by the copy folio appended at Appendix 2.

Yours faithfully



ARTHUR COX LLP

Grainne Hennessy · Séamus Given · Caroline Devlin · Sarah Cunniff · Elizabeth Bothwell · William Day · Andrew Lenny · Orla O'Connor (Chair) · Brian O'Gorman · Mark Saunders · John Matson · Kevin Murphy · Cormac Kissane · Kevin Langford · Eve Mulconry · Philip Smith · Kenneth Egan · Alex McLean · Glenn Butt · Níav O'Higgins · Fintan Clancy · Rob Corbet · Ultan Shannon · Dr Thomas B Courtney · Aaron Boyle · Rachel Hussey · Collin Kavanagh · Kevin Lynch · Geoff Moore (Managing Partner) · Chris McLaughlin · Maura McLaughlin · Joanelle O'Cleirigh · Richard Willis · Deirdre Barrett · Cian Beecher · Ailish Finnerty · Robert Cain · Connor Manning · Keith Smith · John Donald · Dara Harrington · David Molloy · Stephen Ranalow · Gavin Woods · Simon Hannigan · Niamh Quinn · Colin Rooney · Aiden Small · Phil Cody · Karen Killoran · Richard Ryan · Danielle Conaghan · Brian O'Rourke · Cian McCourt · Louise O'Byrne · Michael Twomey · Cormac Commins · Tara O'Reilly · Michael Coyle · Darragh Geraghty · Patrick Horan · Maeve Moran · Deirdre O'Mahony · Deirdre Sheehan · Ian Dillon · Matthew Dunn · David Kilty · Slobhán McBean · Conor McCarthy · Olivia Mullooly · Laura Cunningham · Máiréad Duncan-Jones · Ryan Ferry · Imelda Shiels · Brendan Wallace · Ruth Lillis · Sarah McCague · Niamh McGovern · Ciara Buckley · Ian Duffy · Sophie Frederix · Orlaith Kane · Aisling Kelly · David Vos

LA275/001AC#42745889.1

**APPENDIX 1**



PROPERTY REGISTRATION AUTHORITY

COUNTY DUBLIN

FOLIO 78972L

TRANSFER dated 17 December 2020

**ABB LIMITED** (registered number 265676) having its registered office at Belgard Road, Tallaght, Dublin 24 (the “**Transferor**”) the registered owner as beneficial owner in consideration of the sum of [REDACTED] (the receipt of which is hereby acknowledged) **HEREBY TRANSFERS** all of the property described in Folio 78972L of the register County Dublin (the “**Property**”) to **LANDMARQUE BELGARD DEVELOPMENT COMPANY LIMITED** (registered number 669288) having its registered address at 1 Fitzwilliam Square, Dublin 2 (the “**Transferee**”)

The address in the State of the Transferee for the service of notices and its description is:

1 Fitzwilliam Square, Dublin 2, private company limited by shares.

**IT IS HEREBY CERTIFIED** for the purposes of Section 238 of the Companies Act, 2014 that the Transferor and the Transferee are not bodies corporate connected with one another in a manner which would require this transaction to be ratified by a resolution of either.




## Stamp Certificate

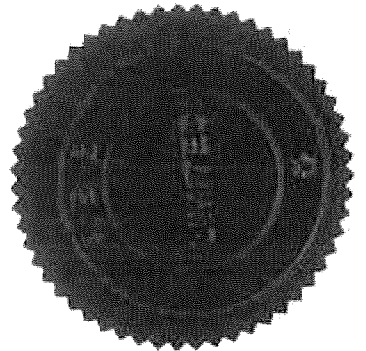
<b>Document ID:</b>	200124828U	<b>Date Issued:</b>	17/12/2020
<b>Stamp Certificate ID:</b>	20-1105447-BE4B-171220-S	<b>Notice Number:</b>	11459037-59238J
<b>Duty:</b>	€ [REDACTED]		
<b>Total:</b>	€ [REDACTED]		
<b>Date of Execution of Instrument:</b>	17/12/2020		
<b>Parties From:</b>	ABB LIMITED		
<b>Parties To:</b>	LANDMARQUE BELGARD DEVELOPMENT COMPANY LIMITED		
<b>Property</b>	ABB House, Belgard Road , Dublin 22, Dublin22		
	Folio Number(s): DN78972L		
	Non Residential: Chargeable Consideration: [REDACTED]		

Revenue 

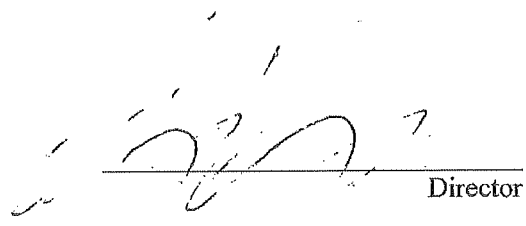
**GIVEN** under the Common Seal  
of **ABB LIMITED**  
and **DELIVERED** as a **DEED**:

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director/Secretary



**GIVEN** under the Common Seal  
of **LANDMARQUE BELGARD**  
**DEVELOPMENT COMPANY**  
**LIMITED**  
and **DELIVERED** as a **DEED**:



A handwritten signature in black ink, appearing to be 'S. J. ...', is written over a horizontal line. The signature is somewhat stylized and partially obscured by the line.

Director

\_\_\_\_\_  
Director/Secretary

APPENDIX 2

# Land Registry

County Dublin

Folio 78972L

## Register of Ownership of Leasehold Interest

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>PLANS :FY5C TOWNLAND :TALLAGHT BARONY :UPPERCROSS OS REFERENCE :3390/6, 3390/7</p> <p>DETAILS OF LEASE ----- LEASE DATE : 25-JAN-1993 LESSOR : THE RIGHT HONOURABLE THE LORD MAYOR ALDERMEN AND BURGESSES OF DUBLIN LEESEE : CAMBRIDGE ASSET FINANCE (IRL) LIMITED TERM (YEARS) : 250 START DATE : 01-JAN-1993 RENT : £SEE NOTE BURDEN FOLIO : DN002505</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>Note: This Lease is registered as a burden on the lessor's folio(s) referred to above and ranks in the priority set down by Section 74 of the Registration of Title Act 1964 as amended. As between this lease burden and prior charges registered on the lessor's folio, (if any), the provisions of Section 62(10) of the aforementioned Act apply. Altered, Date 31-JUL-20 Inst No D2020LR093608W NOTE: AS SPECIFIED IN INSTRUMENT NO. 93DN10362</p>	BY INSTRUMENT 93DN10362

Land Registry

County Dublin

Folio 78972L

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

# Land Registry

County Dublin

Folio 78972L

## Part 2 - Ownership

Title ABSOLUTE

No.			
<del>001</del>	<del>09-SEP-1993 93DN10362</del>	<del>CAMBRIDGE ASSET FINANCE (IRL) LIMITED - CAMBRIDGE HOUSE, UPPER GRAND CANAL STREET, DUBLIN 4 IS FULL OWNER</del>	
<del>002</del>	<del>22-NOV-1993 93DN22576</del>	<del>— ASEA BROWN BOVERI LIMITED (LIMITED LIABILITY COMPANY) - BELGARD ROAD, TALLAGHT, DUBLIN 24 IS FULL OWNER</del>	
	Cancelled	D2020LR093608W	31-JUL-2020
<del>3</del>	<del>31-JUL-2020 D2020LR093608W</del>	<del>— ABB LIMITED (C.R.O. Reference Number 265676) of Belgard Road, Tallaght, Dublin 24 is full owner.</del>	
	Cancelled	D2020LR161640A	21-DEC-2020
4	21-DEC-2020 D2020LR161640A	LANDMARQUE BELGARD DEVELOPMENT COMPANY LIMITED (C.R.O. Reference number 669288) of 1 Fitzwilliam Square, Dublin 2 is full owner.	



# Land Registry

County Dublin

Folio 78972L

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
01	<p><del>THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME.</del></p> <p style="text-align: center;">Cancelled <span style="float: right;">D2020LR161640A      21-DEC-2020</span></p>
002	<p><del>09-SEP-1993      COLLATERAL CHARGE FOR PRESENT AND FUTURE ADVANCES REPAYABLE WITH INTEREST .      * ** ORIGINAL CHARGE STAMPED TO COVER £500,000 *** ASEA BROWN BOVERI LIMITED IS OWNER OF THIS CHARGE.</del></p> <p style="text-align: center;">NOTE: CANCELLED 22ND NOVEMBER 1993 (93DN22576)</p>
3	<p>21-DEC-2020      Charge for present and future advances repayable with interest. D2020LR161640A      FINANCE IRELAND PROPERTY FINANCE DESIGNATED ACTIVITY COMPANY is owner of this charge.</p>

00 - GROUND FLOOR

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
3001	STUDIO - Work Unit	4F	101	37	173%	NO	No
3002	2 BED (4P) - Work Unit	4E	164	73	125%	NO	No
3003	STUDIO - Work Unit	4D	92.7	37	151%	NO	No
3007	1 BED	1C	46.4	45	3%	NO	No
3008	1 BED	1B	49	45	9%	NO	No
3009	1 BED	1A	50.1	45	11%	NO	No
3010	2 BED (4P) - Duplex	4B	84.6	73	16%	NO	No
3011	2 BED (4P) - Duplex	4B	84.6	73	16%	NO	No
3012	1 BED	1A	50.1	45	11%	NO	No

Orientation	Block name
E	C
E	C
E	C
DUAL S+E	C
S	C
S	C
S	C
S	C

01 - FIRST FLOOR

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1101	1 BED	1D	45.1	45	0%	YES	No
1102	2 BED (3P)	2A	63.1	63	0%	YES	No
1103	1 BED	1E	51.5	45	14%	YES	No
1104	1 BED	1F	47.2	45	5%	YES	No
1105	1 BED	1G	46.6	45	4%	YES	No
1106	2 BED (4P)	2B	73.4	73	1%	YES	No
1107	2 BED (4P)	2C	73.8	73	1%	YES	No
1108	1 BED	1H	45	45	0%	YES	No
1109	1 BED	1H	45	45	0%	YES	No
1110	1 BED	1H	45	45	0%	YES	No
1111	1 BED	1H	45	45	0%	YES	No
1112	1 BED	1I	46.6	45	4%	YES	No
1113	1 BED	1J	44.9	45	0%	YES	No
1114	1 BED	1A	45	45	0%	YES	No
2101	2 BED (4P)	2H	75.5	73	3%	NO	Yes
2102	1 BED	1R	49.6	45	10%	NO	No
2103	1 BED	1S	50.1	45	11%	NO	No
2104	1 BED	1A	46.5	45	3%	NO	No
2105	2 BED (4P)	2I	85.5	73	17%	NO	No
2106	1 BED	1U	46.5	45	3%	NO	No
2107	2 BED (4P)	2J	73.1	73	0%	NO	No
2108	1 BED	1A	46.2	45	3%	NO	No
2109	1 BED	1A	46.2	45	3%	NO	No
2110	1 BED	1A	46.1	45	2%	NO	No
2111	1 BED	1T	50.7	45	13%	NO	No
3004	2 BED (4P) - Duplex	4C	93	73	27%	NO	No
3005	2 BED (4P) - Duplex	4C	93	73	27%	NO	No
3006	2 BED (4P) - Duplex	4C	93	73	27%	NO	No
3101	1 BED	1V	51.9	45	15%	NO	Yes
3102	1 BED	1W	58.9	45	31%	NO	Yes
3103	1 BED	1X	52.1	45	16%	NO	Yes
3104	1 BED	1C 2	46.4	45	3%	NO	No
3105	2 BED (4P)	2S	83.4	73	14%	NO	No
3106	1 BED	1Y	52.6	45	17%	NO	No
3107	2 BED (4P)	2R	81.1	73	11%	NO	No
3108	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
E	C
E	C
E	C
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
DUAL S+E	C
S	C
W	C
W	C
W	C

02 - SECOND FLOOR

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1201	2 BED (4P)	2D	74.3	73	2%	YES	No
1202	2 BED (4P)	2E	73	73	0%	YES	No
1203	1 BED	1K	45.3	45	1%	YES	No
1204	1 BED	1L	45	45	0%	YES	No
1205	1 BED	1F	47.2	45	5%	YES	No
1206	1 BED	1G	46.6	45	4%	YES	No
1207	2 BED (4P)	2B	73.4	73	1%	YES	No
1208	2 BED (4P)	2C	72.8	73	0%	YES	No
1209	1 BED	1H	45	45	0%	YES	No
1210	1 BED	1H	45	45	0%	YES	No
1211	1 BED	1H	45	45	0%	YES	No
1212	1 BED	1H	45	45	0%	YES	No
1213	1 BED	1I	46.6	45	4%	YES	No
1214	1 BED	1J	44.9	45	0%	YES	No
1215	1 BED	1M	45	45	0%	YES	No
1216	1 BED	1N	45.2	45	0%	YES	No
2201	2 BED (4P)	2K	74.1	73	2%	NO	Yes
2202	1 BED	1R	49.6	45	10%	NO	No
2203	1 BED	1S	50.1	45	11%	NO	No
2204	1 BED	1A	46.5	45	3%	NO	No
2205	2 BED (4P)	2I	85.5	73	17%	NO	No
2206	1 BED	1U	44.8	45	0%	NO	No
2207	2 BED (4P)	2J	73.1	73	0%	NO	No
2208	1 BED	1A	46.1	45	2%	NO	No
2209	1 BED	1A	46.1	45	2%	NO	No
2210	1 BED	1A	46.1	45	2%	NO	No
2211	1 BED	1T	50.7	45	13%	NO	No
2212	2 BED (4P)	2L	80.6	73	10%	NO	Yes
3201	1 BED	1V	51.9	45	15%	NO	Yes
3202	2 BED (4P)	2T	86.2	73	18%	NO	Yes
3203	3 BED (5P)	3A	111.1	90	23%	NO	Yes
3204	1 BED	1Z	49.5	45	10%	NO	Yes
3205	2 BED (4P)	2U	80.3	73	10%	NO	Yes

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C

3206	1 BED	1A	46.5	45	3%	NO	Yes
3207	1 BED	1A	46.5	45	3%	NO	Yes
3208	1 BED	1A	46.5	45	3%	NO	Yes
3209	1 BED	1A	46.5	45	3%	NO	Yes
3210	1 BED	1A	46.4	45	3%	NO	Yes
3211	1 BED	1S	49.6	45	10%	NO	No
3212	1 BED	1Y	50.3	45	12%	NO	No
3213	2 BED (4P)	2R	81.1	73	11%	NO	No
3214	2 BED (4P)	2Q	80.3	73	10%	NO	No

E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C
W	C
W	C
W	C

**03 - THIRD FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1301	2 BED (4P)	2D	74.3	73	2%	YES	No
1302	2 BED (4P)	2E	73	73	0%	YES	No
1303	1 BED	1K	45.3	45	1%	YES	No
1304	1 BED	1L	45	45	0%	YES	No
1305	1 BED	1F	47.2	45	5%	YES	No
1306	1 BED	1G	46.6	45	4%	YES	No
1307	2 BED (4P)	2B	73.4	73	1%	YES	No
1308	2 BED (4P)	2C	72.8	73	0%	YES	No
1309	1 BED	1H	45	45	0%	YES	No
1310	1 BED	1H	45	45	0%	YES	No
1311	1 BED	1H	45	45	0%	YES	No
1312	1 BED	1H	45	45	0%	YES	No
1313	1 BED	1I	46.6	45	4%	YES	No
1314	1 BED	1J	44.9	45	0%	YES	No
1315	1 BED	1M	45	45	0%	YES	No
1316	1 BED	1N	45.2	45	0%	YES	No
2301	2 BED (4P)	2K	74	73	1%	NO	Yes
2302	1 BED	1R	49.6	45	10%	NO	No
2303	2 BED (4P)	2P	73.3	73	0%	NO	No
2304	2 BED (3P)	2O	63.6	63	1%	NO	No
2305	2 BED (4P)	2I	85.5	73	17%	NO	No
2306	1 BED	1U	44.8	45	0%	NO	No
2307	2 BED (4P)	2J	73.1	73	0%	NO	No
2308	1 BED	1A	46.1	45	2%	NO	No
2309	1 BED	1A	46.1	45	2%	NO	No
2310	2 BED (3P)	2N	65.1	63	3%	NO	No
2311	2 BED (4P)	2M	73.6	73	1%	NO	No
2312	2 BED (4P)	2L	80.6	73	10%	NO	Yes
3301	1 BED	1V	51.9	45	15%	NO	Yes
3302	2 BED (4P)	2T	86.2	73	18%	NO	Yes
3303	3 BED (5P)	3A	111	90	23%	NO	Yes
3304	1 BED	1Z	49.5	45	10%	NO	Yes
3305	2 BED (4P)	2U	80.3	73	10%	NO	Yes
3306	1 BED	1A	46.5	45	3%	NO	Yes
3307	1 BED	1A	46.5	45	3%	NO	Yes
3308	1 BED	1A	46.5	45	3%	NO	Yes
3309	1 BED	1A	46.5	45	3%	NO	Yes
3310	1 BED	1A	46.4	45	3%	NO	Yes
3311	1 BED	1S	49.6	45	10%	NO	No
3312	1 BED	1Y	50.3	45	12%	NO	No
3313	2 BED (4P)	2R	81.1	73	11%	NO	No
3314	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C
W	C
W	C
W	C

**04 - FOURTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1401	2 BED (4P)	2D	74.4	73	2%	YES	No
1402	2 BED (4P)	2E	73	73	0%	YES	No
1403	1 BED	1K	45.3	45	1%	YES	No
1404	1 BED	1L	45	45	0%	YES	No
1405	1 BED	1F	47.2	45	5%	YES	No
1406	1 BED	1G	46.6	45	4%	YES	No
1407	2 BED (4P)	2B	73.4	73	1%	YES	No
1408	2 BED (4P)	2C	72.8	73	0%	YES	No
1409	1 BED	1H	45	45	0%	YES	No
1410	1 BED	1H	45	45	0%	YES	No
1411	1 BED	1H	45	45	0%	YES	No
1412	1 BED	1H	45	45	0%	YES	No
1413	1 BED	1I	46.6	45	4%	YES	No
1414	1 BED	1J	44.9	45	0%	YES	No
1415	1 BED	1M	45	45	0%	YES	No
1416	1 BED	1N	45.2	45	0%	YES	No
2401	2 BED (4P)	2K	73.9	73	1%	NO	No
2402	1 BED	1R	49.6	45	10%	NO	No
2403	2 BED (4P)	2P	73.3	73	0%	NO	No
2404	2 BED (3P)	2O	63.6	63	1%	NO	No
2405	2 BED (4P)	2I	85.5	73	17%	NO	No
2406	1 BED	1U	44.8	45	0%	NO	No
2407	2 BED (4P)	2J	73.1	73	0%	NO	No
2408	1 BED	1A	46.1	45	2%	NO	No
2409	1 BED	1A	46.1	45	2%	NO	No
2410	2 BED (3P)	2N	65.1	63	3%	NO	No
2411	2 BED (4P)	2M	73.6	73	1%	NO	No
2412	2 BED (4P)	2L	80.5	73	10%	NO	No
3401	1 BED	1V	51.9	45	15%	NO	Yes
3402	2 BED (4P)	2T	86.2	73	18%	NO	Yes
3403	3 BED (5P)	3A	111	90	23%	NO	No
3404	1 BED	1Z	49.5	45	10%	NO	Yes
3405	2 BED (4P)	2U	80.3	73	10%	NO	Yes
3406	1 BED	1A	46.5	45	3%	NO	Yes
3407	1 BED	1A	46.5	45	3%	NO	No
3408	1 BED	1A	46.5	45	3%	NO	No
3409	1 BED	1A	46.5	45	3%	NO	No
3410	1 BED	1A	46.4	45	3%	NO	No
3411	1 BED	1S	49.6	45	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C

3412	1 BED	1Y	50.3	45	12%	NO	No
3413	2 BED (4P)	2R	81.1	73	11%	NO	No
3414	2 BED (4P)	2Q	80.3	73	10%	NO	No

W	C
W	C
W	C

**05 - FIFTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1501	2 BED (4P)	2D	74.3	73	2%	YES	No
1502	2 BED (4P)	2E	73	73	0%	YES	No
1503	1 BED	1K	45.3	45	1%	YES	No
1504	1 BED	1L	45	45	0%	YES	No
1505	1 BED	1F	47.2	45	5%	YES	No
1506	1 BED	1G	46.6	45	4%	YES	No
1507	2 BED (4P)	2B	73.4	73	1%	YES	No
1508	2 BED (4P)	2C	72.8	73	0%	YES	No
1509	1 BED	1H	45	45	0%	YES	No
1510	1 BED	1H	45	45	0%	YES	No
1511	1 BED	1H	45	45	0%	YES	No
1512	1 BED	1H	45	45	0%	YES	No
1513	1 BED	1I	46.6	45	4%	YES	No
1514	1 BED	1J	44.9	45	0%	YES	No
1515	1 BED	1M	45	45	0%	YES	No
1516	1 BED	1N	45.2	45	0%	YES	No
2501	2 BED (4P)	2K	74	73	1%	NO	No
2502	1 BED	1R	49.6	45	10%	NO	No
2503	2 BED (4P)	2P	73.3	73	0%	NO	No
2504	2 BED (3P)	2O	63.6	63	1%	NO	No
2505	2 BED (4P)	2I	85.5	73	17%	NO	No
2506	1 BED	1U	44.8	45	0%	NO	No
2507	2 BED (4P)	2J	73.1	73	0%	NO	No
2508	1 BED	1A	46.1	45	2%	NO	No
2509	1 BED	1A	46.2	45	3%	NO	No
2510	2 BED (3P)	2N	65.1	63	3%	NO	No
2511	2 BED (4P)	2M	73.6	73	1%	NO	No
2512	2 BED (4P)	2L	80.5	73	10%	NO	No
3501	1 BED	1V	51.9	45	15%	NO	No
3502	2 BED (4P)	2T	86.2	73	18%	NO	No
3503	3 BED (5P)	3A	111	90	23%	NO	No
3504	1 BED	1Z	49.5	45	10%	NO	No
3505	2 BED (4P)	2U	80.3	73	10%	NO	No
3506	1 BED	1A	46.5	45	3%	NO	No
3507	1 BED	1A	46.5	45	3%	NO	No
3508	1 BED	1A	46.5	45	3%	NO	No
3509	1 BED	1A	46.5	45	3%	NO	No
3510	1 BED	1A	46.4	45	3%	NO	No
3511	1 BED	1S	49.6	45	10%	NO	No
3512	1 BED	1Y	50.3	45	12%	NO	No
3513	2 BED (4P)	2R	81.1	73	11%	NO	No
3514	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C
W	C
W	C
W	C

**06 - SIXTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1601	2 BED (4P)	2D	74.4	73	2%	YES	No
1602	2 BED (4P)	2E	73	73	0%	YES	No
1603	1 BED	1K	45.3	45	1%	YES	No
1604	1 BED	1L	45	45	0%	YES	No
1605	1 BED	1F	47.2	45	5%	YES	No
1606	1 BED	1G	46.6	45	4%	YES	No
1607	2 BED (4P)	2B	73.4	73	1%	YES	No
1608	2 BED (4P)	2C	72.8	73	0%	YES	No
1609	1 BED	1H	45	45	0%	YES	No
1610	1 BED	1H	45	45	0%	YES	No
1611	1 BED	1H	45	45	0%	YES	No
1612	1 BED	1H	45	45	0%	YES	No
1613	1 BED	1I	46.6	45	4%	YES	No
1614	1 BED	1J	44.9	45	0%	YES	No
1615	1 BED	1M	45	45	0%	YES	No
1616	1 BED	1N	45.2	45	0%	YES	No
2601	2 BED (4P)	2K	74	73	1%	NO	No
2602	1 BED	1R	49.6	45	10%	NO	No
2603	2 BED (4P)	2P	73.3	73	0%	NO	No
2604	2 BED (3P)	2O	63.6	63	1%	NO	No
2605	2 BED (4P)	2I	85.5	73	17%	NO	No
2606	1 BED	1U	44.8	45	0%	NO	No
2607	2 BED (4P)	2J	73.1	73	0%	NO	No
2608	1 BED	1A	46.1	45	2%	NO	No
2609	1 BED	1A	46.2	45	3%	NO	No
2610	2 BED (3P)	2N	65.1	63	3%	NO	No
2611	2 BED (4P)	2M	73.6	73	1%	NO	No
2612	2 BED (4P)	2L	80.5	73	10%	NO	No
3601	1 BED	1V	51.9	45	15%	NO	No
3602	2 BED (4P)	2T	86.2	73	18%	NO	No
3603	3 BED (5P)	3A	111	90	23%	NO	No
3604	1 BED	1Z	49.5	45	10%	NO	No
3605	2 BED (4P)	2U	80.3	73	10%	NO	No
3606	1 BED	1A	46.5	45	3%	NO	No
3607	1 BED	1A	46.5	45	3%	NO	No
3608	1 BED	1A	46.5	45	3%	NO	No
3609	1 BED	1A	46.5	45	3%	NO	No
3610	1 BED	1A	46.4	45	3%	NO	No
3611	1 BED	1S	49.6	45	10%	NO	No
3612	1 BED	1Y	50.3	45	12%	NO	No
3613	2 BED (4P)	2R	81.1	73	11%	NO	No
3614	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL S+E	A
DUAL S+W	A
W	A
W	A
W	A
W	A
W	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C
W	C
W	C
W	C

**07 - SEVENTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1701	1 BED	1N	45.2	45	0%	YES	No
1702	1 BED	1M	45.5	45	1%	YES	No
1703	1 BED	1J	46.1	45	2%	YES	No
1704	1 BED	1I	57.5	45	28%	YES	No
1705	2 BED (4P)	2E	72.8	73	0%	YES	No
1706	1 BED	1K	65	45	44%	YES	No
1707	2 BED (4P)	2D	74.3	73	2%	YES	No
2701	2 BED (4P)	2K	73.9	73	1%	NO	No
2702	1 BED	1R	49.6	45	10%	NO	No
2703	2 BED (4P)	2P	73.3	73	0%	NO	No
2704	2 BED (3P)	2O	63.6	63	1%	NO	No
2705	2 BED (4P)	2I	85.5	73	17%	NO	No
2706	1 BED	1U	46.5	45	3%	NO	No
2707	2 BED (4P)	2J	73.1	73	0%	NO	No
2708	1 BED	1A	46.1	45	2%	NO	No
2709	1 BED	1A	46.1	45	2%	NO	No
2710	2 BED (3P)	2N	65.1	63	3%	NO	No
2711	2 BED (4P)	2M	74	73	1%	NO	No
2712	2 BED (4P)	2L	80.5	73	10%	NO	No
3701	1 BED	1V	51.9	45	15%	NO	No
3702	2 BED (4P)	2T	86.2	73	18%	NO	No
3703	3 BED (5P)	3A	111.1	90	23%	NO	No
3704	1 BED	1Z	49.6	45	10%	NO	No
3705	2 BED (4P)	2U	80.3	73	10%	NO	No
3706	1 BED	1A	46.5	45	3%	NO	No
3707	1 BED	1A	46.5	45	3%	NO	No
3708	1 BED	1A	46.5	45	3%	NO	No
3709	1 BED	1A	46.5	45	3%	NO	No
3710	1 BED	1A	46.5	45	3%	NO	No
3711	1 BED	1S	49.5	45	10%	NO	No
3712	1 BED	1Y	52.6	45	17%	NO	No
3713	2 BED (4P)	2R	81.1	73	11%	NO	No
3714	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
W	A
W	A
DUAL S+E	A
DUAL N+E	A
DUAL S+E	A
DUAL N+W	A
DUAL N+W	B
W	B
W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
E	B
E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C
E	C
E	C
DUAL S+E	C
DUAL S+W	C
W	C
W	C
W	C

**08 - EIGHTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1801	2 BED (4P)	2D	74.5	73	2%	YES	No
1802	2 BED (4P)	2E	73	73	0%	YES	No
1803	1 BED	1K	45.3	45	1%	YES	No
1804	1 BED	1L	45	45	0%	YES	No
1805	1 BED	1F	47.2	45	5%	YES	No
1806	1 BED	1G	46.6	45	4%	YES	No
1807	2 BED (4P)	2B	73.4	73	1%	YES	No
2801	2 BED (4P)	2K	74.1	73	2%	NO	No
2802	1 BED	1R	49.6	45	10%	NO	No
2803	2 BED (4P)	2P	73.3	73	0%	NO	No
2804	2 BED (3P)	2O	63.6	63	1%	NO	No
2805	2 BED (3P)	2N	65.1	63	3%	NO	No
2806	2 BED (4P)	2M	73.6	73	1%	NO	No
2807	2 BED (4P)	2L	80.5	73	10%	NO	No
3801	1 BED	1V	51.9	45	15%	NO	No
3802	2 BED (4P)	2T	86.2	73	18%	NO	No
3803	3 BED (5P)	3A	111.1	90	23%	NO	No
3804	1 BED	1Z	49.5	45	10%	NO	No
3805	2 BED (4P)	2U	80.3	73	10%	NO	No
3806	1 BED	1A	46.5	45	3%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
E	A
E	A
E	A
DUAL N+W	B
W	B
W	B
DUAL S+W	B
DUAL S+E	B
E	B
DUAL N+E	B
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C
E	C
E	C

**09 - NINTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1901	2 BED (4P)	2D	74.4	73	2%	YES	No
1902	2 BED (4P)	2E	73	73	0%	YES	No
1903	1 BED	1O	65.9	45	46%	YES	No
1904	1 BED	1P	57.5	45	28%	YES	No
1905	1 BED	1Q	46.2	45	3%	YES	No
3901	1 BED	1V	51.9	45	15%	NO	No
3902	2 BED (4P)	2T	86.2	73	18%	NO	No
3903	3 BED (5P)	3A	111.1	90	23%	NO	No
3904	1 BED	1Z	49.5	45	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL N+E	A
DUAL S+E	A
DUAL S+E	A
W	A
DUAL S+W	C
DUAL N+W	C
DUAL N+E	C
E	C

**10 - TENTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
1101	1 BED	1N	50.9	45	13%	YES	No
1102	1 BED	1P	57.5	45	28%	YES	No
1103	1 BED	1Q	47	45	4%	YES	No
1104	1 BED	1M	45.5	45	1%	YES	No
1105	1 BED	1N	45.2	45	0%	YES	No
3101	2 BED (4P)	2V	73.7	73	1%	NO	No
3102	3 BED (5P)	3B	97.8	90	9%	NO	No
3103	2 BED (4P)	2U	80.3	73	10%	NO	No
3104	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	A
DUAL S+E	A
DUAL S+W	A
W	A
DUAL N+W	A
DUAL N+W	C
DUAL N+E	C
DUAL S+E	C
DUAL S+W	C

**11 - ELEVENTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
31101	2 BED (4P)	2V	73.7	73	1%	NO	No
31102	3 BED (5P)	3B	97.4	90	8%	NO	No
31103	2 BED (4P)	2U	80.3	73	10%	NO	No
31104	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	C
DUAL N+E	C
DUAL S+E	C
DUAL S+W	C

**12 - TWELVTH FLOOR**

Apartment Number	Description	Apartment Type Code	Area (m <sup>2</sup> )	Min. Area Required (m <sup>2</sup> )	% Exceeding minimum Required Area	BTR	Part V Unit
31201	2 BED (4P)	2V	73.7	73	1%	NO	No
31202	3 BED (5P)	3B	97.4	90	8%	NO	No
31203	2 BED (4P)	2U	80.3	73	10%	NO	No
31204	2 BED (4P)	2Q	80.3	73	10%	NO	No

Orientation	Block name
DUAL N+W	C
DUAL N+E	C
E	C
DUAL S+W	C





PART V		
Apartment Number	Department	Apartment Area
3101	1 Bed	51.9 m <sup>2</sup>
3102	1 Bed	58.9 m <sup>2</sup>
3103	1 Bed	52.1 m <sup>2</sup>
3201	1 Bed	51.9 m <sup>2</sup>
3204	1 Bed	49.5 m <sup>2</sup>
3206	1 Bed	46.5 m <sup>2</sup>
3207	1 Bed	46.5 m <sup>2</sup>
3208	1 Bed	46.5 m <sup>2</sup>
3209	1 Bed	46.5 m <sup>2</sup>
3210	1 Bed	46.4 m <sup>2</sup>
3301	1 Bed	51.9 m <sup>2</sup>
3304	1 Bed	49.5 m <sup>2</sup>
3306	1 Bed	46.5 m <sup>2</sup>
3307	1 Bed	46.5 m <sup>2</sup>
3308	1 Bed	46.5 m <sup>2</sup>
3309	1 Bed	46.5 m <sup>2</sup>
3310	1 Bed	46.4 m <sup>2</sup>
3401	1 Bed	51.9 m <sup>2</sup>
3404	1 Bed	49.5 m <sup>2</sup>
3406	1 Bed	46.5 m <sup>2</sup>
1 Bed: 20		978.5 m <sup>2</sup>
2101	2 Bed 4 Person	75.5 m <sup>2</sup>
2201	2 Bed 4 Person	76.3 m <sup>2</sup>
2212	2 Bed 4 Person	78.3 m <sup>2</sup>
2301	2 Bed 4 Person	74.0 m <sup>2</sup>
2312	2 Bed 4 Person	80.6 m <sup>2</sup>
3202	2 Bed 4 Person	86.2 m <sup>2</sup>
3205	2 Bed 4 Person	80.3 m <sup>2</sup>
3302	2 Bed 4 Person	86.2 m <sup>2</sup>
3305	2 Bed 4 Person	80.3 m <sup>2</sup>
3402	2 Bed 4 Person	86.2 m <sup>2</sup>
3405	2 Bed 4 Person	80.3 m <sup>2</sup>
2 Bed 4 Person: 11		884.2 m <sup>2</sup>
3203	3 Bed	111.1 m <sup>2</sup>
3303	3 Bed	111.0 m <sup>2</sup>
3 Bed: 2		222.1 m <sup>2</sup>
Grand total: 33		2084.8 m <sup>2</sup>

LEGEND	
	PLANNING APPLICATION BOUNDARY LINE
	PART V UNIT

REV	DATE	SIGNED	NOTES
P07	06/05/2022	SOD	Issued for information
P06	28/04/2022	SOD	Issued for information
P05	19/04/2022	SOD	Issued for information
P04	16/03/2022	SOD	Issued for information
P03	22/02/2022	SCO	Issued for information
P02	04/05/2021	SOD	Issued for information
P01	20/04/2021	SOD	Issued for information

Project Stage  
**SHD Application**

Client  
**Landmarque Property Group Ltd**

Project  
**Belgard Rd, Tallaght**

Drawing Title  
**PART V PLANS - FIRST FLOOR**

Drawn **AB** Checked **SOD** Scale @ A1 **As indicated** Date **02/15/21**

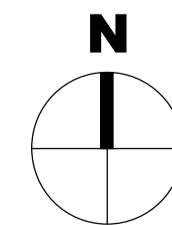
Project No. **19-150** Drawing No. **2151**

Drawing BIM Name:  
**PE19150-CWO-ZZ-01-DR-A-2151**

CDE Area	Suitability Code	BIM Revision
		<b>P07</b>



1 Sarsfield Quay, Arbour Hill, Dublin 7  
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NOTES:

PART V		
Apartment Number	Department	Apartment Area
3101	1 Bed	51.9 m <sup>2</sup>
3102	1 Bed	58.9 m <sup>2</sup>
3103	1 Bed	52.1 m <sup>2</sup>
3201	1 Bed	51.9 m <sup>2</sup>
3204	1 Bed	49.5 m <sup>2</sup>
3206	1 Bed	46.5 m <sup>2</sup>
3207	1 Bed	46.5 m <sup>2</sup>
3208	1 Bed	46.5 m <sup>2</sup>
3209	1 Bed	46.5 m <sup>2</sup>
3210	1 Bed	46.4 m <sup>2</sup>
3301	1 Bed	51.9 m <sup>2</sup>
3304	1 Bed	49.5 m <sup>2</sup>
3306	1 Bed	46.5 m <sup>2</sup>
3307	1 Bed	46.5 m <sup>2</sup>
3308	1 Bed	46.5 m <sup>2</sup>
3309	1 Bed	46.5 m <sup>2</sup>
3310	1 Bed	46.4 m <sup>2</sup>
3401	1 Bed	51.9 m <sup>2</sup>
3404	1 Bed	49.5 m <sup>2</sup>
3406	1 Bed	46.5 m <sup>2</sup>
1 Bed: 20		978.5 m <sup>2</sup>
2101	2 Bed 4 Person	75.5 m <sup>2</sup>
2201	2 Bed 4 Person	76.3 m <sup>2</sup>
2212	2 Bed 4 Person	78.3 m <sup>2</sup>
2301	2 Bed 4 Person	74.0 m <sup>2</sup>
2312	2 Bed 4 Person	80.6 m <sup>2</sup>
3202	2 Bed 4 Person	86.2 m <sup>2</sup>
3205	2 Bed 4 Person	80.3 m <sup>2</sup>
3302	2 Bed 4 Person	86.2 m <sup>2</sup>
3305	2 Bed 4 Person	80.3 m <sup>2</sup>
3402	2 Bed 4 Person	86.2 m <sup>2</sup>
3405	2 Bed 4 Person	80.3 m <sup>2</sup>
2 Bed 4 Person: 11		884.2 m <sup>2</sup>
3203	3 Bed	111.1 m <sup>2</sup>
3303	3 Bed	111.0 m <sup>2</sup>
3 Bed: 2		222.1 m <sup>2</sup>
Grand total: 33		2084.8 m <sup>2</sup>

LEGEND	
	PLANNING APPLICATION BOUNDARY LINE
	PART V UNIT

REV	DATE	SIGNED	NOTES
P07	06/05/2022	SOD	Issued for information
P06	28/04/2022	SOD	Issued for information
P05	19/04/2022	SOD	Issued for information
P04	16/03/2022	SOD	Issued for information
P03	22/02/2022	SCO	Issued for information
P02	04/05/2021	SOD	Issued for information
P01	20/04/2021	SOD	Issued for information

Project Stage

SHD Application

Client

Landmarque Property Group Ltd

Project

Belgard Rd, Tallaght

Drawing Title

PART V PLANS - THIRD FLOOR

Drawn	Checked	Scale @ A1	As	Date
AB	SOD	As indicated		03/31/21

Project No.	Drawing No.
19-150	2153

Drawing BIM Name:

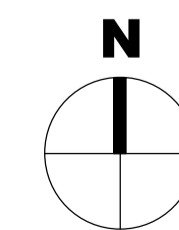
PE19150-CWO-ZZ-03-DR-A-2153

CDE Area	Suitability Code	BIM Revision
		P07



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PART V		
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3 Bed: 2		222.1 m <sup>2</sup>
Grand total: 33		2084.8 m <sup>2</sup>



LEGEND	
	PLANNING APPLICATION BOUNDARY LINE
	PART V UNIT

REV	DATE	SIGNED	NOTES
P07	06/05/2022	SOD	Issued for information
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P03	22/02/2022	SCO	Issued for information
P02	04/05/2021	SOD	Issued for information
P01	20/04/2021	SOD	Issued for information

Project Stage  
**SHD Application**

Client  
**Landmarque Property Group Ltd**

Project  
**Belgard Rd, Tallaght**

Drawing Title  
**PART V PLANS - FOURTH FLOOR**

Drawn **AB** Checked **SOD** Scale @ A1 **As indicated** Date **03/31/21**

Project No. **19-150** Drawing No. **2154**

Drawing BIM Name:  
**PE19150-CWO-ZZ-04-DR-A-2154**

CDE Area	Suitability Code	BIM Revision
		<b>P07</b>



Unit Type	Size Sq. m	No.	Discount to Market Rent to cover responsibilities taken on by local authority and amenity provided	Est'd Market Rent Per Month	Market Rent Monthly Discounted Per Unit	Rent Yearly Discounted Per Unit	Total Rent Per Year	Per Yearly Service Charge/ Unit	Total Costs Per Year
1 Bed	46.4 - 58.9	20	95%	€ 1,650	€ 1,568	€ 18,810	€ 376,200	Included	€ 376,200
2 Bed 4 Person	74 - 86.2	11	95%	€ 2,150	€ 2,043	€ 24,510	€ 269,610	Included	€ 269,610
3 Bed	111	2	95%	€ 2,350	€ 2,233	€ 26,790	€ 53,580	Included	€ 53,580
Total Units		33						Total Yearly Rent	€ 699,390
Estimated Cost Monthly to the Local Authority									€ 58,283
Average Rent Per Unit									€ 1,766