



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

Part V Unit  
Housing Department  
Dún Laoghaire-Rathdown County Council  
County Hall  
Marine Road  
Dún Laoghaire  
Co. Dublin  
A96 K6C9

14 May 2021

**Re: Proposed Build-to-Rent Strategic Housing Development on Lands associated with St. Laurence College, Wyattville Park, Loughlinstown, Co. Dublin – Part V Option to Comply with the Planning and Development Act 2000 (As Amended).**

Dear Sir/Madam,

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), have been instructed by our client, Green Urban Living N11 Limited, 22 Ely Place, Dublin 2, to liaise with you regarding a Part V option for a Build-to-Rent Strategic Housing Development on lands associated with St. Laurence College, Wyattville Park, Loughlinstown, Co. Dublin.

In brief, the development will principally consist of the demolition of the existing AstroTurf and hardcourt area and the construction of: 256 no. Build-to-Rent apartments (105 no. 1-bed, 145 no. 2-bed and 6 no. 3-bed) in 4 no. blocks ranging in height from 1 to 8 no. storeys above ground level including and connected by single storey podiums with internal communal amenities and facilities; a crèche with outdoor play area; a café; communal and public open space and play facilities; a permanent multimodal access off Wyattville Park Road; a pedestrian/cycle link from the N11 to Wyattville Park; a temporary construction access off the N11; car, motorcycle and bicycle parking; and a set down area. Furthermore, the school side development will consist of: the provision of a new AstroTurf pitch and associated floodlighting; a bin store/vehicle shed; and a new vehicular and pedestrian entrance off Wyattville Park Road. The development will also include all ancillary site services and works to facilitate the development.

#### **Preferred Option to Comply with Part V of the Planning and Development Act 2000 (As Amended)**

It is proposed to provide the equivalent of 10% of the units on-site on a standard long-term lease arrangement in order to comply with Part V of the Planning and Development Act 2000 (as amended) (the Act).

Seamus Hand • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Alan Boyne • Brian Brennan • Alan Bromell • Gareth Bryan  
Patricia Carroll • James Casey • Neil Casey • Brian Clavin • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon  
Michele Connolly • John Corrigan • Hubert Crehan • Killian Croke • Camilla Cullinane • Brian Daly • Michael Daughton • Cormac Deady  
Eamon Dillon • Paul Dobey • Robert Dowley • David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell • Jorge Fernandez Revilla  
Damien Flanagan • Caroline Flynn • Andrew Gallagher • Frank Gannon • Orla Gavin • Michael Gibbons • Colm Gorman  
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Brian Kane • Declan Keane • Gillian Kelly • James Kelly • David Kennedy  
Jonathan Lew • Owen Lewis • Carmel Logan • Liam Lynch • Olivia Lynch • Tim Lynch • Ryan McCarthy • Shane McCarthy  
Tom McEvoy • Emer McGrath • Caoimhe McLoughlin • Liam McNally • Niamh Marshall • Dani Michaux • David Moran  
Brian Morrissey • Cliona Mullen • Niall Naughton • Ian Nelson • Kieran O'Brien • Paul O'Brien • Barrie O'Connell  
Emma O'Driscoll • Conall O'Halloran • Sean O'Keefe • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Sé  
Conor O'Sullivan • John Poole • Eoghan Quigley • Vincent Reilly • Glenn Reynolds • Eamonn Richardson • Colm Rogers • Eamonn Russell  
Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan • Russell Smyth • Donal Thomas • Paul Toner • Kieran Wallace • Keith Watt  
David Wilkinson • Tom Woods

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## Identification of Units

In the context of the proposed development of 256 no. units, it is proposed to provide 25 no. units (16 no. one-bedroom units and 9 no. two-bedroom units) on-site on a standard long-term lease arrangement in order to comply with Part V of the Act. Please refer to the enclosed Part V Proposal prepared by Wilson Architecture for further information on the units proposed to be provided.

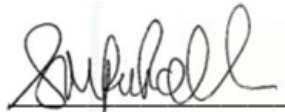
## Estimated Cost Incurred by the Local Authority

Based on the market rents prevailing at the time of writing, it is estimated that the monthly rent would be €1,650.00 per one-bedroom apartment and €2,000.00 per two-bedroom apartment.

We wish to highlight that all of the foregoing is provided on a without prejudice basis. The final details regarding compliance with Part V of the Act will be determined after planning permission for the proposed development has been secured.

We trust the foregoing is in order.

Yours faithfully,



Stephen M. Purcell  
MIPI FSCSI FRICS  
Director and Co-Head  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants

Encl.

- Site Location Map (Dwg. No. 1922 – 50)
- Part V Proposal (Dwg. No. 1922 – 210)