

# DURKAN CARRICKMINES DEVELOPMENTS LIMITED

1<sup>st</sup> Floor Maple House,  
Lower Kilmacud Road,  
Stillorgan,  
Co. Dublin  
Tel: 01 278 5000

Mr. Leo Clarke  
Housing Department  
Dun Laoghaire-Rathdown County Council  
Dun Laoghaire  
Co. Dublin

15 January 2026

**Re: Part V Proposal**  
**Site at Kilternan North, Dublin 18**

Dear Leo

On behalf of Durkan Carrickmines Developments Limited, the applicant for a proposed 219 residential unit development at lands located at the above address, please find detailed below the proposal for the Part V allocation associated with the development.

In accordance with Section 96(3)(b)(iva) of the Planning and Development Act 2000 (as amended), it is proposed that 44 residential units will be provided within the development as identified in the appendices.

Unit Type	No. Units	Avg Size (Sq Ft)
1 bed duplex	7	567
3 bed duplex	6	1,231
1,2 & 3 bed apartments	31	831
<b>Total</b>	<b>44</b>	<b>37,116</b>

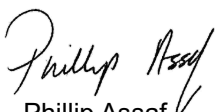
Unit Type	No. Units	Total Cost incl VAT	Cost per Unit
1 bed duplex	7	2,063,488	294,784
3 bed duplex	6	2,923,014	487,169
1, 2, & 3 bed apartments	31	13,060,300	421,300
<b>Total</b>	<b>44</b>	<b>18,046,802</b>	

The detailed costing methodology and supporting calculations are included in the appendices.

Please note that all figures provided are estimates, and any eventual Part V agreement will be subject to the grant of planning permission and subsequent agreement on costs, rents, and values with Dún Laoghaire–Rathdown County Council.

We would appreciate written confirmation of the Council's acceptance in principle of the content of this submission at your earliest convenience.

Yours sincerely



Phillip Assaf  
[phillip.assaf@durkan.ie](mailto:phillip.assaf@durkan.ie)

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## Appendix 1 -Estimated Costs

Unit Type	1 Bed Duplex	3 Bed Duplex	Apartments	Total
Size (Sq Ft)	567 sq ft	1,231 sq ft	831 sq ft	37,116
Construction Cost	196,476	344,529	293,838	12,551,484
Site Development Cost	35,500	35,500	35,500	1,562,000
Profit	14,736	25,840	22,038	941,370
Land Cost	1,500	1,500	1,500	66,000
Vat	35,062	57,945	50,111	2,146,545
Prof fees	22,500	22,500	22,500	990,000
<b>Total Estimated Cost of Part V Units</b>	<b>294,784</b>	<b>487,169</b>	<b>421,300</b>	<b>18,046,802</b>
<b>No. of Units</b>	<b>7</b>	<b>6</b>	<b>31</b>	<b>44</b>
<b>Total</b>	<b>2,063,488</b>	<b>2,923,014</b>	<b>13,060,300</b>	<b>18,046,802</b>

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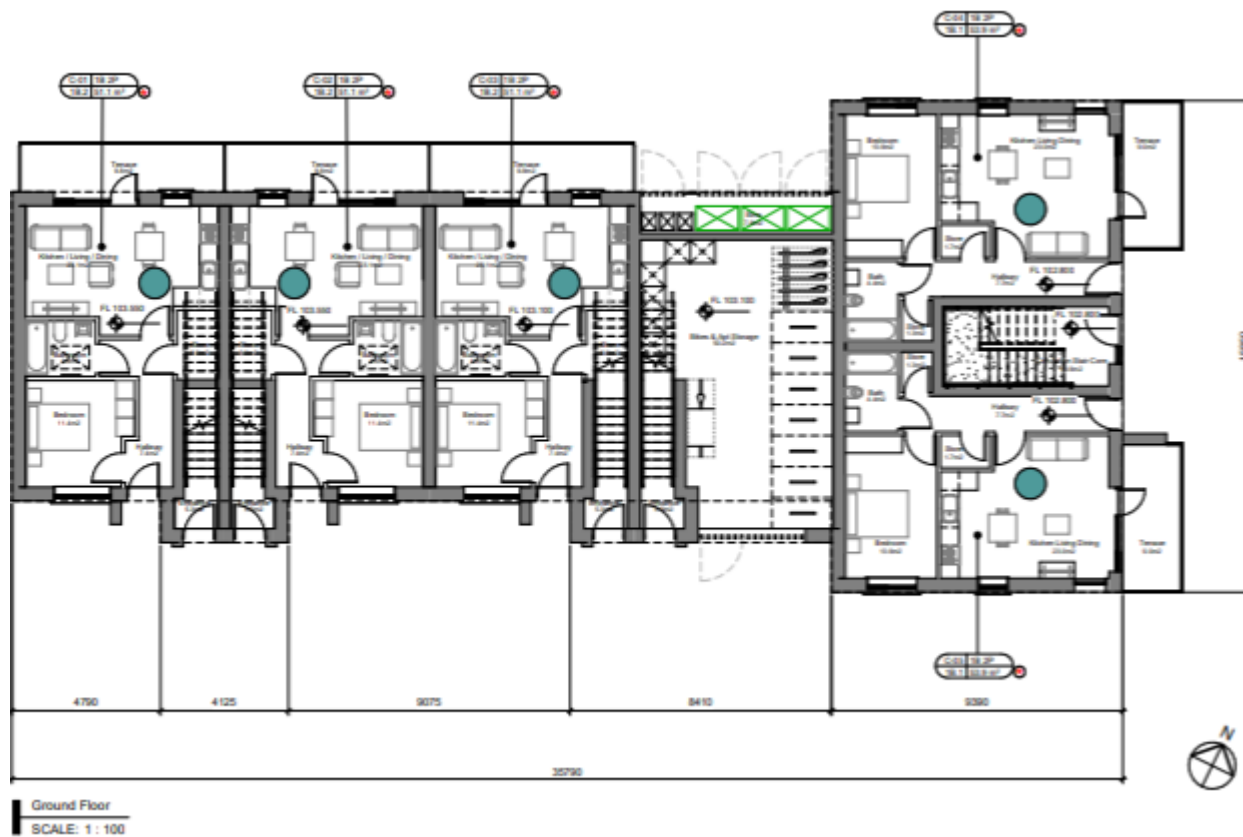
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## **Appendix 2- Floor Plans**

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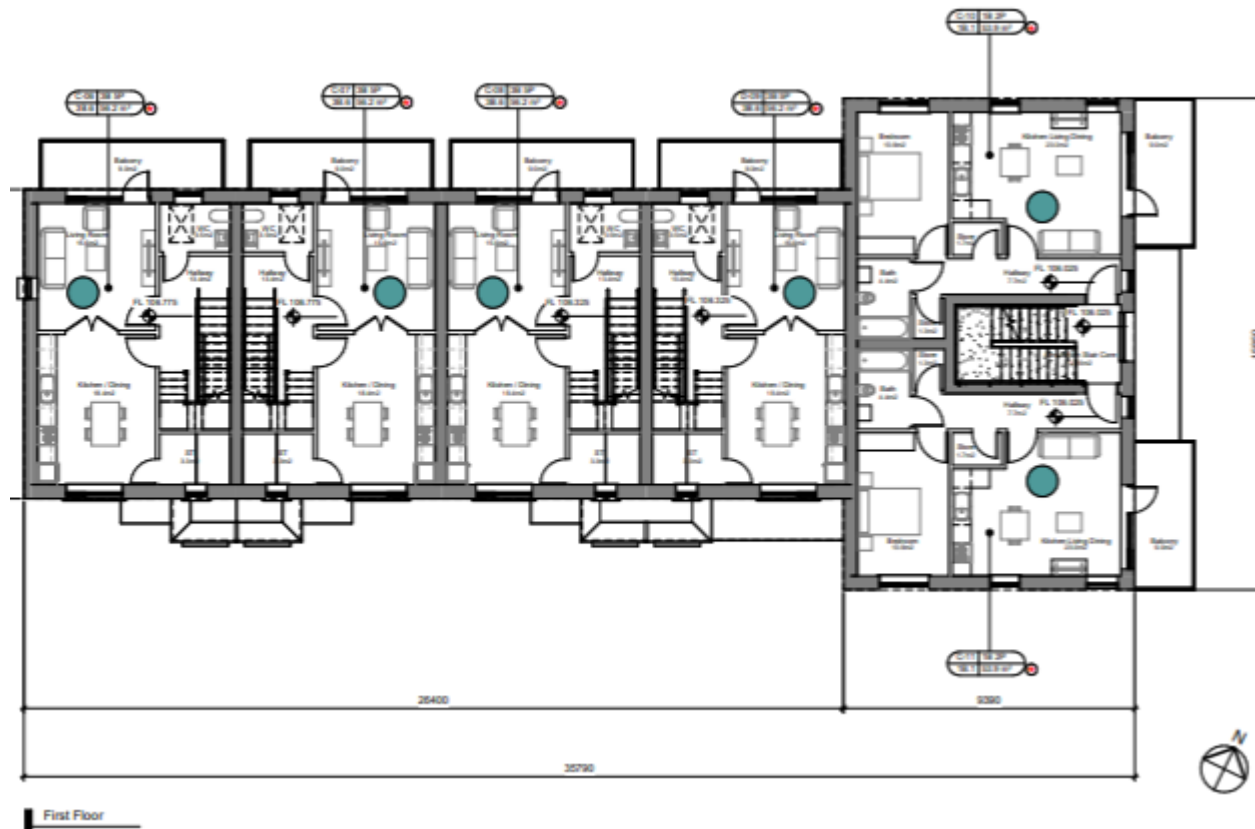
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## Duplex Block C



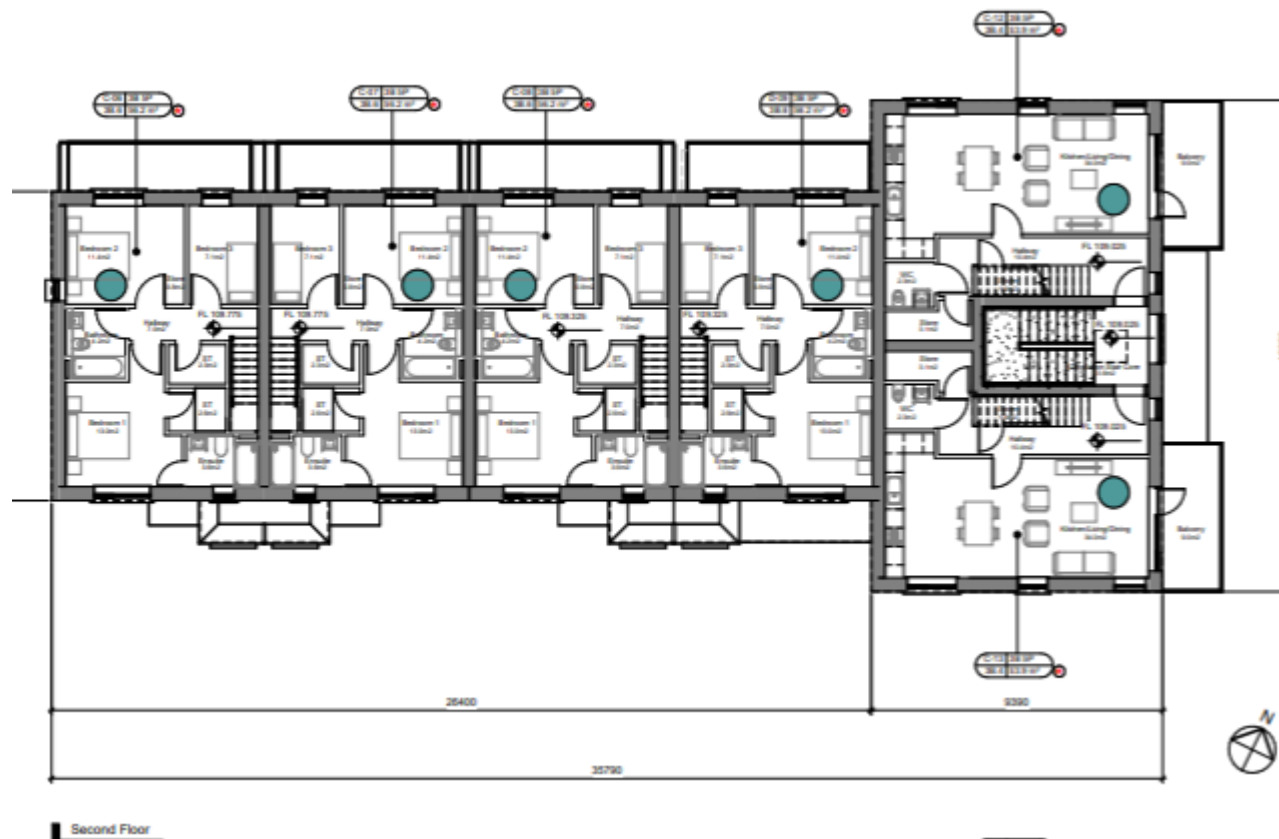
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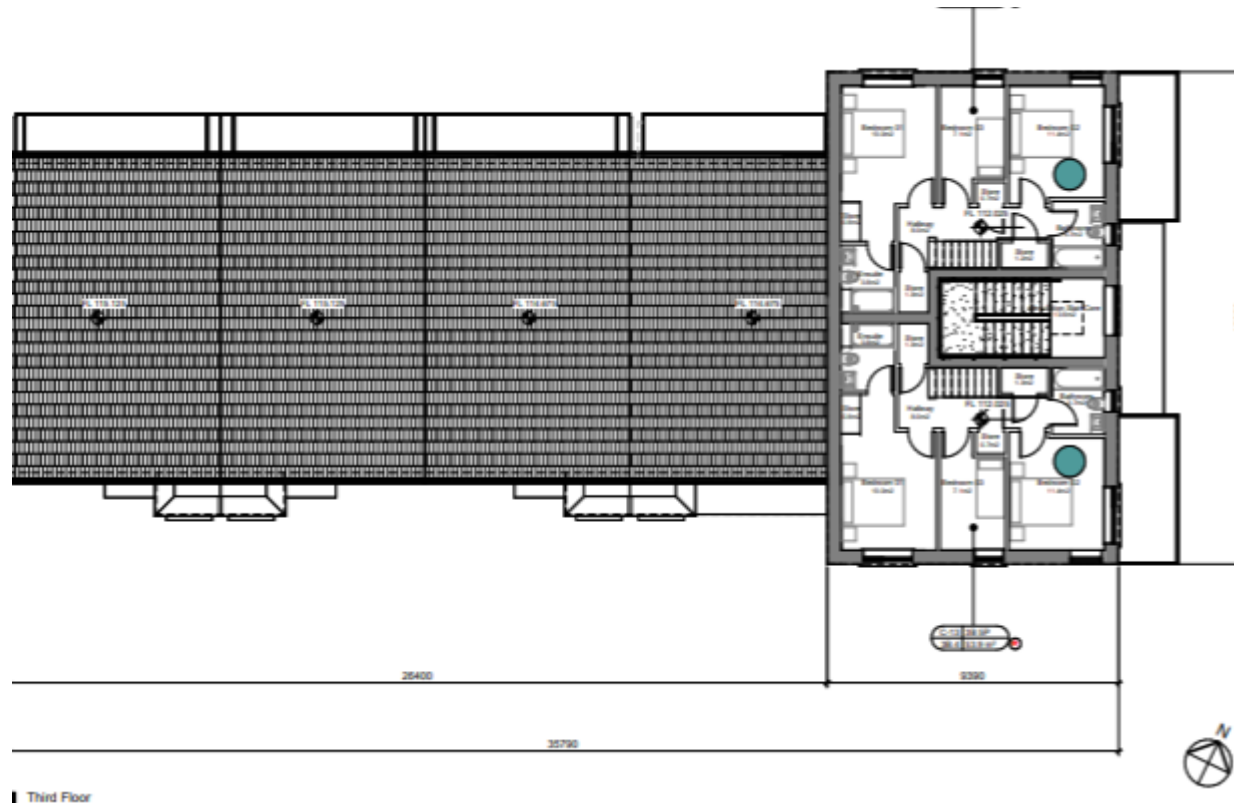
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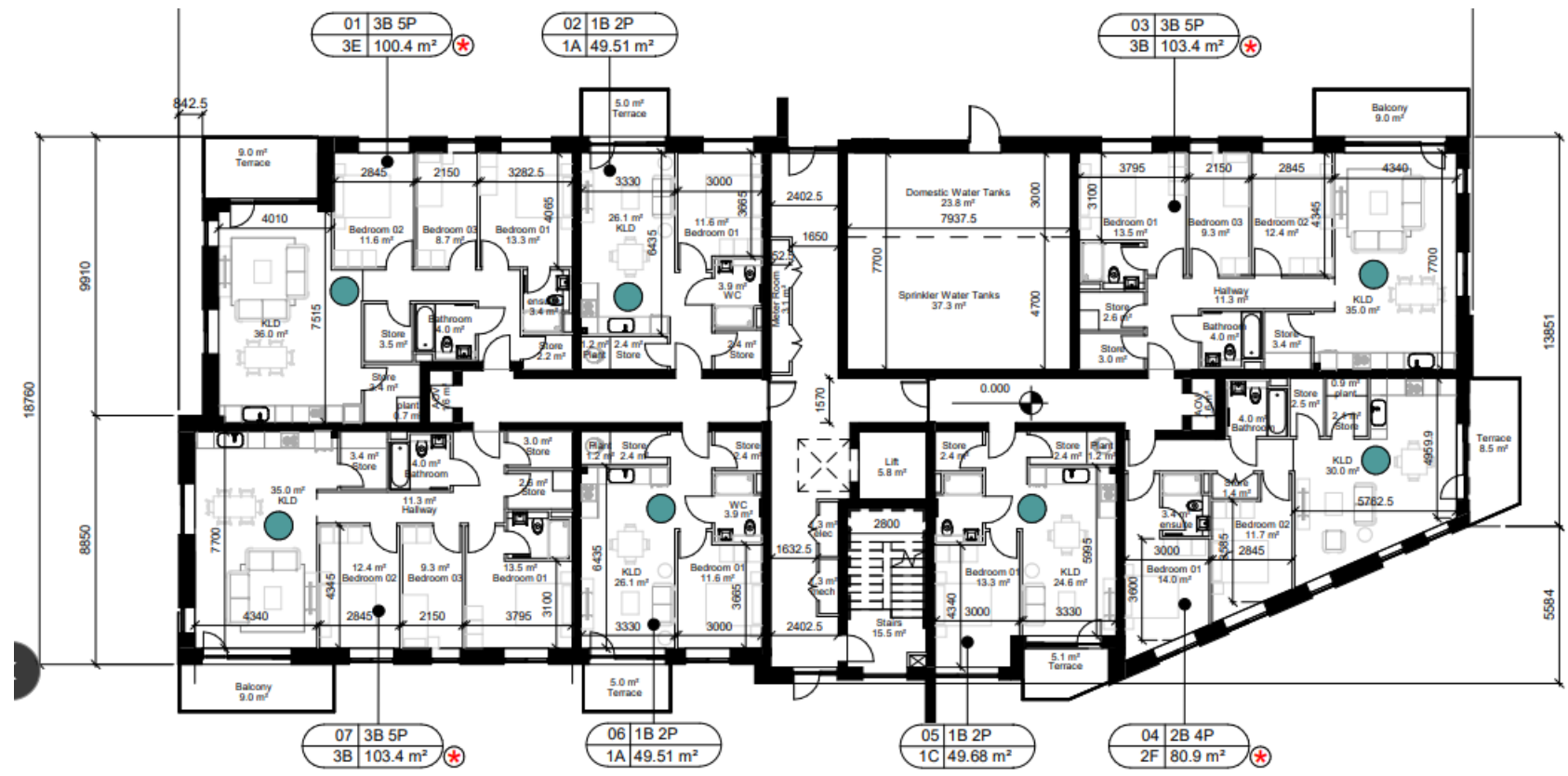
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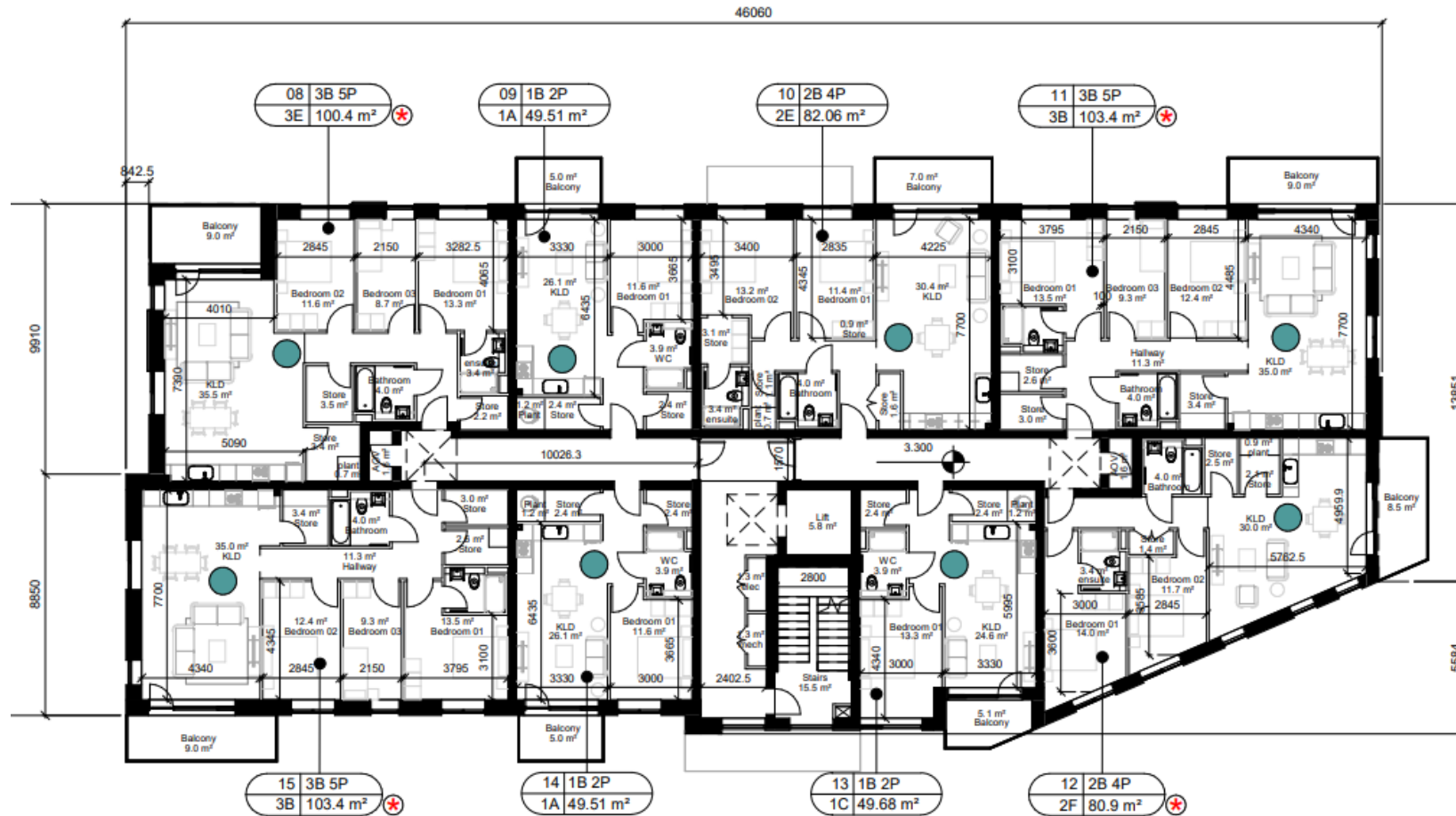
## Apartment Block B





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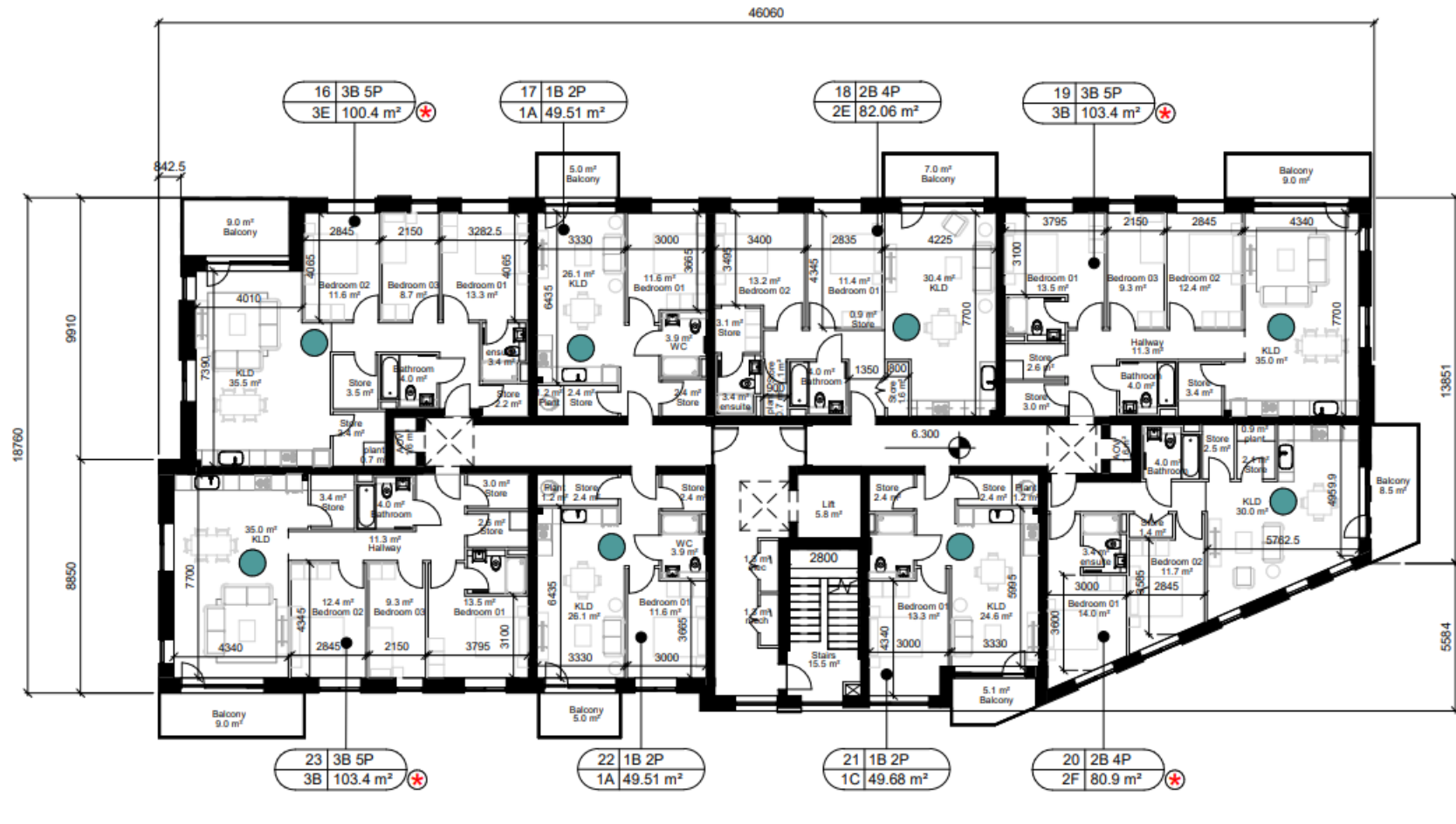
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Proposed First Floor Plan - Block B

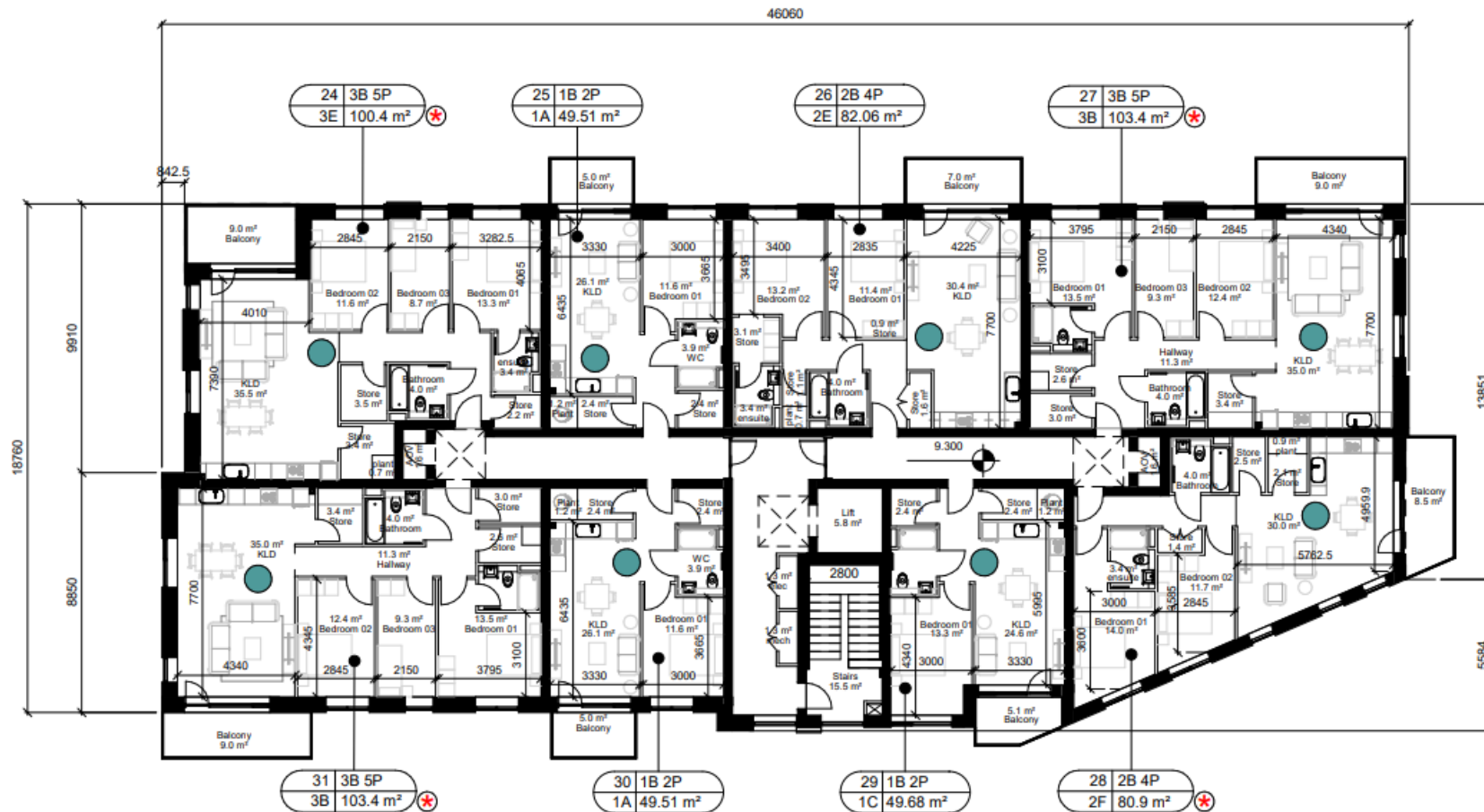
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