

Dublin City Council
Wood Quay
Dublin 8
D08 RF3F

15th December 2025

**Re: Part V of the Planning and Development Act 2000
Site at Milltown Park, Sandford Road, Dublin 6**

Dear Sir/Madam,

On behalf of Sandford Living Limited, the applicant for a new 562-unit residential development at Milltown Park, Sandford Road, Dublin 6, we have detailed below a proposal for the Part V allocation on the site. In accordance with Section 96 (3) paragraph (b)(iva) of the Planning and Development Act 2000, we propose the sale of units to the local authority within the proposed development.

Proposed Part V Allocation

It is proposed that 56 no. units will be sold to the Planning Authority on completion, which represents a 10% Part V provision. In this regard, we note that Sandford Living Limited bought the subject site in August 2019 and thus 10% Part V applies in accordance with Section 96(3)(b)(j)(ii) of the *Planning and Development Act, 2000* as amended, whereby 10% Part V applies if a site was purchased between 1st September 2015 and 31st July 2021.

The table below outlines a list of the proposed unit types:

Description	No. of Units
Studio	14
1 Bed Apartment	10
2 Bed Apartment	27
3 Bed Apartment	5
Total	56

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,



Mark Forrest
On behalf of Sandford Living Limited

APPENDIX A

Estimated Net Monetary Value Calculation	
Estimated Market Value	€40,000,000
Estimated Existing Use Value	€20,000,000
Net Monetary Value (NMV)	=0.1(€40,000,000-€20,000,000) =€2,000,000