

Housing Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

Date: 14.01.2026

Re: Part V proposal for site at 23/28 Prussia Street, Dublin 7

To whom it concerns,

Further to our recent correspondence in respect of the Part V provision at the proposed development at 23/28 Prussia Street, Dublin 7 we now outline the proposed costs to be agreed.

Unit Type	1 Bed Apartment	2 Bed Apartment
Area	51 sq m	77 sq m
No. of Units	5	9
Construction Costs	€283,050	€323,400
Builders Profit on Cost @ 7.5%	€21,229	€24,255
Other Development Costs	€79,112	€90,390
Land Cost	€30,000	€30,000
VAT @ 13.5%	€55,808	€63,186
Total Estimated Cost per unit	€469,199	€531,231
Total Cost per sq m	€9,983	€6,899

A site plan showing the general location of the proposed units is provided with the application.

Yours sincerely



Simon Corrigan
On behalf of
Randalswood Construction Ltd