

Housing Department,
2 Marine Rd,
Dún Laoghaire,
Dublin,
A96 K6C9

16 October 2020

Subject to Contract/Contract Denied

Re: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED (“THE ACT”) APPLICATION BY GLENVEAGH HOMES LTD FOR PLANNING PERMISSION FOR DEVELOPMENT CLUAIN MUIRE, BLACKROCK

Dear Sir/Madam,

I write confirm the applicant’s proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are purely indicative and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application and will ultimately be subject to possible amendment and formal agreement Dún Laoghaire–Rathdown County Council on submission of the commencement notice in relation to the development of the site.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide 10% of future permitted units on site under order to comply with Part V.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is **€ 4,305,840**

Identification of Units

In the context of this planning application it is therefore proposed to provide 14 no. dwellings on the site in total to comply with Part V of the Act. It is proposed to provide;

- 5 no. 1 bed 49.9 sqm apartments with an estimated cost of € 231,170.
- 5 no. 1 bed 50.6 sqm apartments with an estimated cost of € 234,413.
- 1 no. 2 bed 78.6 sqm apartment with an estimated cost of € 364,128.
- 1 no. 2 bed 75.6 sqm apartment with an estimated cost of € 350,230.
- 2 no. 2 bed 81.1 sqm apartment with an estimated cost of € 375,709.

The above is obviously subject to change depending upon the nature of any final grant of permission, including conditions.

Methodology of calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit are set out below: -

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Description	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed
Size SQM	49.90	50.60	78.60	75.60	81.10
Construction Costs	€ 160,630	€ 162,884	€ 253,017	€ 243,360	€ 261,064
Other Costs	€ 25,256	€ 25,611	€ 39,783	€ 38,264	€ 41,048
Profit on Costs	€ 13,941	€ 14,137	€ 21,960	€ 21,122	€ 22,658
Site Costs	€ 38,036	€ 38,569	€ 59,912	€ 57,626	€ 61,818
Shortfall	-€ 6,694	-€ 6,788	-€ 10,544	-€ 10,142	-€ 10,879
Subtotal	€ 231,170	€ 234,413	€ 364,128	€ 350,230	€ 375,709
Total Incl. VAT	€ 262,378	€ 266,059	€ 413,285	€ 397,511	€ 426,430
Total units	5	5	1	1	2
Total by unit type	€ 1,311,890	€ 1,330,294	€ 413,285	€ 397,511	€ 852,860
Total payable to developer					€ 4,305,840

Finally, I would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs and unit types will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours faithfully,



Ronan McKenna
Director Glenveagh Homes