

ATLAS GP LIMITED

8-9 Hanover Street East, Dublin 2, D02 KX94

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

17th December 2018

Re: Part V proposal for a proposed mixed residential development on the sites known as Belgard House, Belgard Square and the former Uniphar factory which are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings, and to the north by the Belgard Retail Park.

Dear Sir/Madam,

It is intended to lodge a planning application for Strategic Housing Development to An Bord Pleanála comprising of 436 no. residential units and a 403 no. bedspace student accommodation scheme. It is proposed to provide 44 no units for the purposes of complying with Part V of the Planning and Development Act 2000 (as amended).

As per the Department of the Environments Circular PL 10/2015 and Housing Circular 36/2015 in relation to Part V, we would like to confirm that we will be providing apartment units on site as per Option 2 (Pg. 6) of the circular as provided for under Section 96(3)(b)(i) of the Planning and Development Act (as amended). The nature and location of these units have been proposed based on feedback received during consultation with South Dublin County Council. All Part V units are proposed to be located within one block (Block A1, Core 02) as indicated by the accompanying drawings.

We wish to confirm that we have used the methodology as set out in Table 2, Pg. 10 of the Departments Circular to estimate the costs.

We understand from page 12 of the circular that it is estimated costs that are required to be submitted with the planning application. As such we would estimate that the cost of each apartment unit on site will be as follows;

TOTALS SUMMARY					
Unit Type	Quantity	Description	Total Cost (net)	Total Cost (incl. VAT)	Average Cost Per Unit
Apartment	22	1 Bed	€ 4,025,682.98	€ 4,569,150.18	€ 207,688.64
Apartment	18	2 Bed	€ 5,125,082.69	€ 5,816,968.86	€ 323,164.94
Apartment	4	3 Bed	€ 1,515,900.93	€ 1,720,547.55	€ 430,136.89
	44		€ 10,666,666.59	€ 12,106,666.58	€ 275,151.51

NOTE - Existing Use Value (Land Cost) is estimated only and will be updated when Red Book Valuation is completed

ALL FIGURES ABOVE ARE CONFIDENTIAL AND ARE NOT TO BE PLACED ON PUBLIC FILE

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If you have any queries, please don't hesitate to contact me.

Yours sincerely,



Emma Gosnell
Marlet Property Group Limited
On behalf of Atlas GP Limited
emma.gosnell@marlet.ie

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