

Part V Proposal to MCC (Meath County Council)

SHD (Total 914 Units)

Rockture 1 Limited, Proposed Development at The Willows, Dunshaughlin

This proposal is made by the applicant pursuant to the requirements of Part V of the Planning and Development Acts (as amended) and the Art. 22 of the Planning and Development Regulations 2001-2015.

The proposal outlines how the applicant proposes to discharge obligations under Part V. As such the proposal sets out:

- (a) Which option under s.96 (3) of the Planning and Development Acts the applicant proposes to take in fulfilling the requirements of Part V.
- (b) Details in relation to the units that will be provided by way of a list and types of houses set out on a site plan.

Option

The applicant proposes to discharge obligations under Part V by way of building and transferring ownership of units to the planning authority or persons nominated by the planning authority on the site the subject of the planning application (s.96(3)(b)(i)).

Details of Units

Brendan Fulham (MCC Housing Department) has advised us of MCC requirement for bungalows and requested that these would be incorporated within future plans. Rockture has explained the economic and density issues with such an approach. Brendan Fulham fully recognised this point and stated that he could look favourably on reducing the overall “10% unit transfer” requirement if we included bungalows. He says the legislation allows him to accept a lower percentage in the case of such special requirements.

Our SHD proposal now includes 9 bungalows as part of overall plan. Based on above statements we have taken these at c. half the 10% (c. 5%). Thus, we are now proposing to transfer a total of 82 units which represents 9.0% of the 914 units in overall scheme. These units would be transferred either to the planning authority or to persons nominated by the planning authority.

Excluding the 9 bungalows, the remainder of units proposed are broadly done on a pro-rata basis with actual unit numbers of each type;

- 24.6% Apartments (18 Units)
- 20.5% Duplexes (15 Units)
- 55.5% Houses (40 Units)

The 82 Units are indicated on the site plan attached. In proposing these units, the applicant would welcome discussion with the planning authority as to location or modification of the proposal.

Estimated Costs

With the continuing increasing trend in construction costs, it is difficult to predict exact construction costs for units that may commence building any time over the next 10 years. In addition, we have some new products (bungalows, apartments and duplexes) which are only at concept stage and thus it would now be difficult to give a cost estimate for these.

Along with proposed units outlined above, we would welcome the opportunity to meet with the Housing Department to discuss approach to dealing with costs.

SHD - Part V Proposal (82 Units)

Nov.2018

<u>Unit Type</u>	<u>Bungalow 1</u>	<u>Bungalow 2</u>	<u>House 1</u>	<u>House 2</u>	<u>House 3</u>	<u>Duplex 1</u>	<u>Duplex 2</u>	<u>Duplex 3</u>	<u>Apt.1</u>	<u>Apt.2</u>	<u>Apt.3</u>	<u>Total</u>	<u>Avg./Unit</u>
Number of Units	4	5	3	34	3	6	10	2	5	9	1	82	
<i>Unit Type</i>	3B Bung	4B Bung	4 Bed SD	3 Bed SD/Terr	2 Bed Ter	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed		
<i>Avg.Unit Size</i>	1,087	1,185	1,489	1,237	978	652	826	1,375	544	859	1,044		
<u>Estimated Const. Cost/Unit</u>													
- ft2/unit	1087	1185	1489	1237	978	652	826	1375	544	859	1044		
- Cost/ft2	142.0	142.0	142.0	142.0	142.0	166.9	166.9	166.9	240.0	240.0	240.0		
- Total Construction Cost/Unit	154,354	168,246	211,465	175,655	138,919	108,820	137,838	229,428	130,440	206,095	250,445		
Development Costs	46,833	46,833	46,833	46,833	46,833	46,833	46,833	46,833	54,333	54,333	54,333		
Total Costs	201,187	215,079	258,298	222,488	185,752	155,653	184,671	276,261	184,773	260,428	304,778		
Profit on Cost (7.5%)	15,089	16,131	19,372	16,687	13,931	11,674	13,850	20,720	13,858	19,532	22,858		
Sub Total 1	216,276	231,210	277,670	239,174	199,683	167,327	198,521	296,980	198,631	279,960	327,636		
Land Cost (€1,500 per Unit)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
Pre VAT Total	217,776	232,710	279,170	240,674	201,183	168,827	200,021	298,480	200,131	281,460	329,136		
VAT	29,400	31,416	37,688	32,491	27,160	22,792	27,003	40,295	27,018	37,997	44,433		
<i>Estimated SP/Unit to MCC</i>	247,176	264,126	316,858	273,165	228,343	191,618	227,024	338,775	227,149	319,457	373,570		
<i>Total Estimated Cost (MCC)</i>	988,703	1,320,628	950,575	9,287,627	685,028	1,149,709	2,270,244	677,551	1,135,743	2,875,117	373,570	21,714,493	264,811

Key Assumptions

Units identified and agreed with Meath County Council Housing Department (see attached letter)

Areas based on MCORM schedule of accomodation (Nov'18)

Construction Costs are as per Dec'18 and make no allowance for construction cost inflation, to be agreed with MCC



GENERAL NOTES

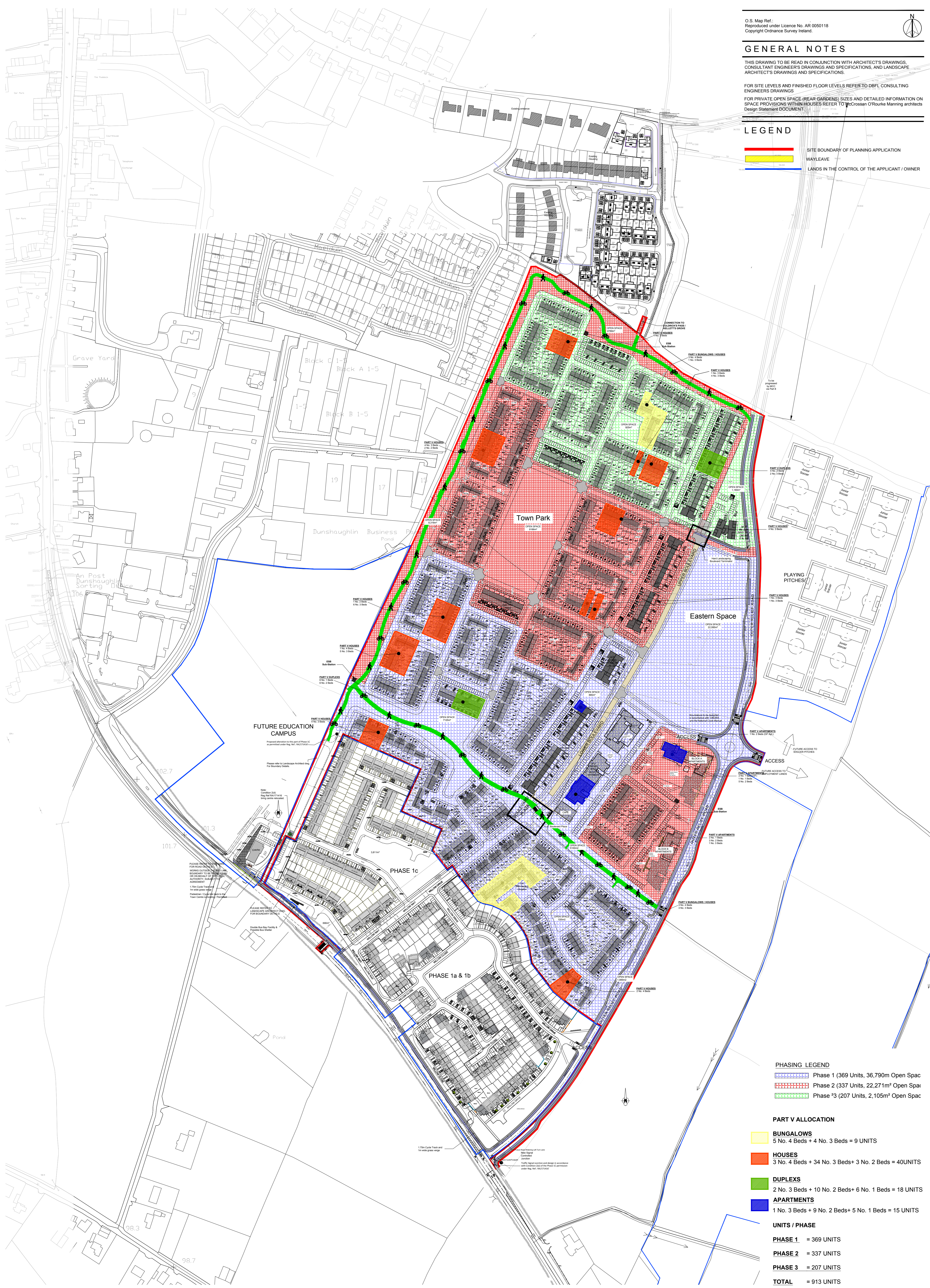
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO DBFL CONSULTING ENGINEERS DRAWINGS

FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVISIONS WITHIN HOUSES REFER TO the Crossan O'Rourke Manning Architects Design Statement DOCUMENT

LEGEND

- SITE BOUNDARY OF PLANNING APPLICATION
- WAYLEAVE
- LANDS IN THE CONTROL OF THE APPLICANT / OWNER



PHASING LEGEND

	Phase 1 (369 Units, 36,790m ² Open Space)
	Phase 2 (337 Units, 22,271m ² Open Space)
	Phase 3 (207 Units, 2,105m ² Open Space)

PART V ALLOCATION

	BUNGALOWS 5 No. 4 Beds + 4 No. 3 Beds = 9 UNITS
	HOUSES 3 No. 4 Beds + 34 No. 3 Beds + 3 No. 2 Beds = 40 UNITS
	DUPLEXES 2 No. 3 Beds + 10 No. 2 Beds + 6 No. 1 Beds = 18 UNITS
	APARTMENTS 1 No. 3 Beds + 9 No. 2 Beds + 5 No. 1 Beds = 15 UNITS

UNITS / PHASE

PHASE 1	= 369 UNITS
PHASE 2	= 337 UNITS
PHASE 3	= 207 UNITS
TOTAL	= 913 UNITS

NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		
DATE	DESCRIPTION	No.

MC CROSSAN O'ROURKE MANNING ARCHITECTS

PROJECT TITLE:
Dunshaughlin East SHD

DRAWING TITLE:
SITE PLAN
INDICATIVE PHASING & PART V

DATE: DEC'18
SCALE: 1:2000@A

DRAWN BY: DE
REVISION:
JOB NO: 16028.1
DRAWING NO: SHD14

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buvinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Housing Department - Direct Line 046 909 7255

12th November 2018

Mr Matt Farrell
GEM Group,
Unit 2 Block B,
Blanchardstown Business Park.
Dublin 15.

“Subject to Agreement/ Agreement Denied”

Re: Strategic Housing Development (SHD) application Dunshaughlin East – Rocture 1 Ltd 'Part V' - Proposal for 914 units

Dear Matt,

I refer to your proposals received in this office on the 7th November 2018 with regard to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and(3). (Part V) of the Planning & Development Act 2000, as amended, for the above mentioned development.

Subject to being granted Planning Permission, the Housing Authority agrees in principle to your proposal which indicates that you intend to comply with your Part V requirement by means of the building and transfer of 82 No. dwellings to the ownership of the Planning Authority, or to the ownership of persons nominated by the authority in accordance with Part V, on the land which is subject to an application for planning permission at The Willows Dublin Road, Dunshaughlin, Co. Meath.

In compliance with a request by the Housing Authority for the provision of 3 bedroom and 4 bedroom bungalows to be incorporated within the proposed development, the proposed provision of 82 housing units is acceptable to the Housing Authority. It is acknowledged that as a result of having to assign additional site area for 9 No. bungalows, the proposed provision of 82 units under Part V equates to only 8.97% of the total number of units to be constructed on site.

The following is a breakdown of Part V units proposed by unit type which is acceptable to the Housing Authority:-

Proposed Unit types/numbers are as follows:-

- 4 No. X 3 Bed Bungalows
- 5 No. X 4 Bed Bungalows
- 3 No. X 4 Bed houses
- 34 No. X 3 Bed houses
- 3 No. X 2 Bed Terrace
- 2 No. X 3 Bed Duplex
- 10 No. X 2 Bed Duplex
- 6 No. X 1 Bed Duplex
- 1 No. X 3 Bed Apartments
- 9 No. X 2 bed apartments
- 5 No. X 1 bed apartments

For the record, I would point out that Meath County Council engage in discussions/correspondence with Developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

If you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'B. Fulham', written over a horizontal line.

Brendan Fulham
Administrative Officer