

An Bord Pleanála  
64 Marlborough St  
Dublin 1  
D01V902

7<sup>th</sup> September 2018

**Our Ref: 1725**

**Re: Strategic Housing Development Application to An Bord Pleanála in respect of the construction of 297 no. new dwelling units at Ballyowen / Ramsfortpark, Gorey, Co Wexford comprising of:**

- **4 no. 2.5 storey 5-bed detached units**
- **31 no. 2 storey 4-bed detached units**
- **22 no. 2.5 storey 4-bed detached units**
- **24 no. 2.5 storey 4-bed semi-detached units**
- **93 no. 2 storey 3-bed semi-detached units**
- **32 no. 2 storey 3-bed terraced units**
- **26 no. 2 storey 2-bed terraced units**
- **36 no. 2-bed apartment units**
- **29 no. 3-bed apartment units**

Dear Sirs,

Please find enclosed calculations in respect of cost of the units which would be subject to the provisions of Part V of the Planning and Development Act 2000 (As amended). It is proposed that our client would satisfy the requirements of Part V by the transfer of 34 units to Wexford County Council.

In respect to the calculation of costs, Planning Circular PL 10/2015 and Housing Circular 36/2015 outline the information required for of the purposes of validation of an application which is subject to the provision of Part V of the Planning and Development Act 2000 (As amended).

This document states that in the case where the transfer of houses to the Local Authority is proposed, the estimated cost should be “a single figure for the estimated total cost to the planning authority.” The circular continues to detail that this is to be informed by input costs including site costs, construction, relevant development costs, builder’s profit, fees and associated costs, however “It will not be necessary for the applicant at initial application stage to provide a detailed breakdown the costs for each of the various construction cost components...” The circular also details that where multiple unit types are proposed, an applicant should provide details of;

1. The cost per unit type proposed; and
2. The number of each type of unit proposed.

In this regard, the cost of each unit type has been outlined in the table below. The construction costs have been detailed on Appendix A attached. The site layout plan detailing the location of said Units is attached in Appendix B.

Type	Unit Number	Type	Floor Area per Unit (m <sup>2</sup> )	Nett Cost per Unit
D	5, 95	3-bed	112.8	€246,202.92
E	38, 39, 62, 66, 88, 103, 140, 148, 156, 160, 164	3-bed	107	€233,543.55
G	231	3-bed	118	€257,552.70
H	171, 179, 210	2-bed	84.6	€184,652.19
APT TYP A	Blocks 8, 22	1 x 2-bed 1 x 3-bed	211.3	€461,193.94
APT TYP B	Blocks 5, 6	2 x 2-bed 1 x 3-bed	305.7	€667,236.10
APT TYP C	Block 26	1 x 2-bed 2 x 3-bed	286.5	€625,329.22
APT TYP D	Block 15	1 x 2-bed 1 x 3-bed	217.7	€475,162.90

Yours Faithfully,

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Damien Murphy BSc (Eng) MIEI  
Director  
STRUTEC Ltd

## **Appendix B**

# MILLTOWN New Homes LTD.

building contractors / project managers

Friday 7<sup>th</sup> September 2018

**AMIL Properties Ltd,  
Ballyminaun Hill,  
Gorey,  
Co Wexford**

**Attention: Mr Alan Walsh**

**Re: Proposed Residential Development at Ballyowen / Ramsfortpark, Gorey, Co Wexford**

Dear Alan,

In relation to the above project we wish to confirm that we have completed our initial desk top study of the estimated construction costs associated with this proposed development.

As part of our assessment we have carried out a review of the proposed units, type of construction and level of finish to same. The house type / site development drawings utilized for this purpose were the planning drawings as prepared. The desktop costings for the proposed units were then bench marked against similar housing developments we are involved with in the south east region.

Following the above study, we would estimate the construction cost value of the proposed works to be in the region of €1,370 - €1,420 / m<sup>2</sup> (€127 – 132 / ft<sup>2</sup>).

The above estimated construction value costs are subject to the following:

- Final site investigation report
- Final agreement in relation to both surface and foul water disposal
- Conditions of planning permission which may affect material choice / number of units / location of units etc

We would further note that the above is a desktop study of construction costs only and excludes the following:

- All associated professional fees
- Planning Charges
- Development Levies
- Service Provider Contributions
- Homebond / Premier House Insurance Costs
- Finance Charges

# MILLTOWN New Homes LTD.

building contractors / project managers

If the above non-direct costs (based on past / present housing developments in the South East region) were to be added to the above noted construction costs we would estimate that the “all in” development costs for the units to be in the region of €2,180 to €2,200 / m<sup>2</sup> incl VAT, but excluding site costs.

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully

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Seamus Smithers  
Quantity Surveyor  
Milltown New Homes Ltd

DRAFT

A3

**Phase 1**  
 Total Floor Area 9475.5m<sup>2</sup>  
 Part V Area 938.2m<sup>2</sup>  
 Percent Part V 9.9%  
 Percent Open Space 29.2%  
 57 Houses / 15 Apartments

**Phase 2**  
 Total Floor Area 10105.1m<sup>2</sup>  
 Part V Area 1057.8m<sup>2</sup>  
 Percent Part V 10.5%  
 Percent Open Space 19.9%  
 67 Houses / 10 Apartments

**Phase 3**  
 Total Floor Area 5588.0m<sup>2</sup>  
 Part V Area 558.8m<sup>2</sup>  
 Percent Part V 9.6%  
 Percent Open Space 16.7%  
 43 Houses / 0 Apartments

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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APT. BL. 5 TYPE B  
305.7m<sup>2</sup>

APT. BL. 6 TYPE B  
305.7m<sup>2</sup>

APT. TYPE A  
211.3m<sup>2</sup>

APT. BL. 10 TYPE B  
305.7m<sup>2</sup>

1

2

3

**Overall**  
 Total Floor Area 35931.1m<sup>2</sup>  
 Part V Floor Area 3,618.3m<sup>2</sup>  
 Part V Percentage 10.1%  
 Proposed Part V properties shown in yellow

**House Types**

- A** A 147.1m<sup>2</sup> A End Unit 149.4m<sup>2</sup>  
4-bed Detached 4-bed Detached
- B** B 163.3m<sup>2</sup>  
4-bed Detached
- C** C 165.8m<sup>2</sup>  
4-bed Semi-detached
- D** D 112.8m<sup>2</sup>  
3-bed Semi-detached/Terraced
- E** E 107m<sup>2</sup>  
3-bed Semi-detached/Terraced
- F** F 121.2m<sup>2</sup>  
3-bed Terraced/Semi-detached
- G** G 118m<sup>2</sup>  
3-bed Terraced
- H** H 84.6m<sup>2</sup>  
2-bed Terraced
- J** J 180.7m<sup>2</sup> J End Unit 184.1m<sup>2</sup>  
5-bed Detached 5-bed Detached


**Phase 5**  
 Total Floor Area 6826.0m<sup>2</sup>  
 Part V Area 682.6m<sup>2</sup>  
 Percent Part V 9.9%  
 Percent Open Space 9.2%  
 38 Houses / 29 Apartments

**Phase 4**  
 Total Floor Area 3936.5m<sup>2</sup>  
 Part V Area 393.7m<sup>2</sup>  
 Percent Part V 10.5%  
 Percent Open Space 26.2%  
 27 Houses / 11 Apartments

4

APT. BL. 26 TYPE C  
286.5m<sup>2</sup>

APT. BL. 22 TYPE A  
211.3m<sup>2</sup>

B	7.9.18	LM	REVISE FROM PRE-APP
A	25.5.18	LM	SHOW % OPEN SPACE
REV	DATE	REV BY	DESCRIPTION
STATUS <b>PLANNING</b>			
PROJECT <b>PROPOSED RESIDENTIAL DEVELOPMENT</b>			
PROJECT ADDRESS <b>BALLYOWEN/RAMSFORTPARK, GOREY, CO. WEXFORD</b>			
DWG TITLE <b>SITE PLAN: PHASING/PART V PLAN</b>			
DWG NO	PL-030		REV <b>B</b>
JOB NO	1725		SCALE @ A3 1:1500
DATE	7.2.2018		DRN <b>Liam Minogue</b>
 STRUTEC, Architects - Engineers - Project Managers Architectural & Engineering Consultants, Garryhill, Bagenalstown, Co. Carlow, R2 KP44 Ireland Tel +353 (0)59 97 27623 W www.strutec.ie E info@strutec.ie			

Planning Section,  
Wexford County Council,  
County Hall,  
Carrick Lawn,  
Wexford.

Tuesday 08 October 2018

**Without Prejudice**

**Agreement in Principle prior to Planning Application being Lodged**  
**Under Planning and Development Act 2000 and Urban Regeneration Act**  
**2015**

To Whom it Concerns,

I confirm that **AMIL Properties**, and the Housing Section, Wexford County Council have reached an “Agreement in Principle” with regard to the proposed planning application for 297 units at **Ballyowen / Ramsfort Park, Gorey, Co. Wexford**.

Both parties agree the following:

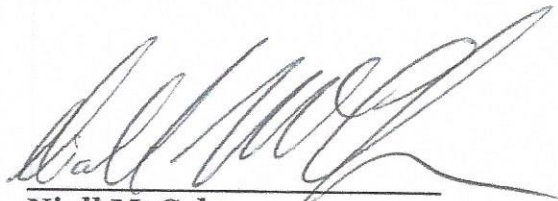
- 1) Transfer of 35 No. Housing Units to Wexford County Council after construction and land costs have been agreed. Alternatively the matter of costs shall be at arbitration.
- 2) In the event that granted Planning Application is not for 297 Units then a new agreement shall be required.



3) The Unit Numbers to be transferred are

Unit Number(s)	Type
5, 95	D – 3 bed terraced houses
38, 39, 62, 66, 88, 103, 140, 148, 156, 160, 164	E – 3 bed terraced & semi-detached houses
231	G – 3 bed terraced
171, 179, 210	H – 2 bed terraced
Apt. Blocks 8, 22	Apartment Block Type A
Apt. Blocks 5, 6	Apartment Block Type B
Apt. Block 26	Apartment Block Type C
Apt. Block D	Apartment Block Type D

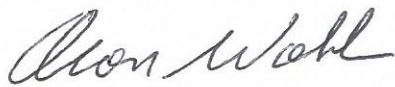
- 4) 20% of the units transferred to Wexford County Council shall be “Life Long Homes (Sustainable Living)” in compliance with the County Wexford Development Plan.
- 5) Cost shall be agreed prior to the Lodgement of the Commencement Notice.



**Niall McCabe**  
**Administrative Officer,**  
**Housing Dept,**  
**Wexford County Council**

Date

08/10/2018



**On behalf of**  
**Amil Properties Ltd.**  
**Director**

Date

13/11/2018

