

# SHD Application - Part V Pack

1-4 East Road





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Housing & Community Services,  
Block 1, Floor 3,  
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T. 01 222 5379 E: [lorraine.gaughran@dublincity.ie](mailto:lorraine.gaughran@dublincity.ie)

Ms. Pauline Byrne,  
Brady Shipman Martin,  
Canal House,  
Canal Road,  
Dublin 6.  
D06 E7F6

6<sup>th</sup> December 2018

**RE: Site at East Road, Dublin 3**

**Applicant: Glenveagh Living Limited.**

**Agent: Brady Shipman Martin.**

**Validation Letter – Part V**

Dear Sir / Madam,

Brady Shipman Martin intend to lodge a planning application on behalf of their client Glenveagh Living Limited to develop a site located at East Road, Dublin 3.

Glenveagh Living Limited has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,



**Natasha Satell  
Assistant Staff Officer  
Housing Development**

**Recipient**  
Dublin City Council  
Housing  
Department  
Civic Offices  
Wood Quay  
Dublin 8  
D08 RF3F

**Date**  
14 December 2018

**Subject**  
1-4 East Road, Dublin  
1 (the "Property")

**RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY GLENVEAGH LIVING LIMITED FOR PLANNING PERMISSION FOR DEVELOPMENT AT 1-4 EAST ROAD, DUBLIN 1**

Dear Sirs

We write to confirm the applicant's proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the development of the Property.

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 with Dublin County Council ("DCC") prior to submission of the commencement notice in relation to the development of the Property.

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 DCC**

The overall estimated cost to DCC at this time is €22,068,874.87.

### **Identification of Units**

In the context of this planning application it is therefore proposed to provide no. 56 residential units on the site in total to comply with Part V of the Act. It is proposed to provide;

- 21 1 bed apartments – estimated cost of €296,821.22 each or a total of €6,233,245.62
- 35 2 bed apartments – estimated cost of €452,446.55 each or a total of €15,835,629.25

The above unit types and numbers are subject to change depending upon the nature of any final grant of permission, including conditions.

### **Methodology of calculation of Costs**

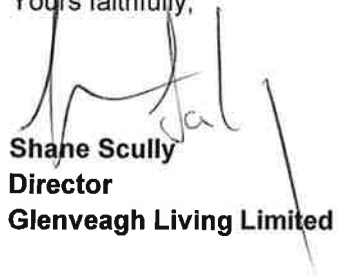
We confirm that the methodology for estimation of the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit are set out below:-

<b>Costs</b>	<b>1 bed Apartment (21 no.)</b>	<b>2 bed Apartment (35 no.)</b>
<b>Size</b>	568.3 sq.ft	880.5 sq.ft
<b>Construction Costs</b>	€194,122.32	€294,703.55
<b>Profit on Costs</b>	€14,559.17	€22,102.77
<b>Development Cost</b>	€25,885	€40,088
<b>Land cost</b>	€23,108	€35,787
<b>Shortfall</b>	€3,842	€5,950
<b>(Subtotal) / Surplus</b>	€261,516.49	€398,631.32
<b>Vat @ 13.5%</b>	€35,304.73	€53,815.23
<b>Cost per Unit</b>	€296,821.22	€452,446.55

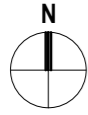
Finally, we would like to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with DCC regarding compliance with Part V, including agreements 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.

We look forward to hearing from you and are happy to answer any questions you may have.

Yours faithfully,



Shane Scully  
Director  
Glenveagh Living Limited



OMP GIA Legend

- 1 Bed
- 2 Bed
- 3 Bed
- Creche
- Studio

Part V Block

1 Block Site Plan  
1:500

Level 01

Part V Block Location Plan



Revision Description	Date	Rev. No.	Issued by
Progress	28-11-28	1	JS



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Project No.: 1804  
Project Lead: DM  
Date Printed: 09/11/18

Scale @ A1: 1 : 500

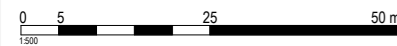
Drawn By: JS/ES  
Current Rev.: 1

Model No.: 1804-OMP-ZZ-ZZ-M3-A-XX-00001  
Purpose: Information

Project: East Road  
Location: East Wall, Dublin 3  
Client: Glenveagh Living

Drawing Title: Level 01  
Drawing No.: 1804-OMP-00-01-DR-A-XX-11101

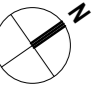
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Submittal - Checked By: Date

OMP GIA Legend

□ No colors defined



A3			
1 Bed	1109.1 m <sup>2</sup>	21	
2 Bed	2861.5 m <sup>2</sup>	35	
	3970.7 m <sup>2</sup>	56	

1 A3\_02  
1:100

A3\_Level 02

Part V Block floors 1-4



Revision Description	Date	Rev. No.	Issued by
Progress	28-11-28	1	JS

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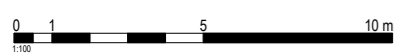
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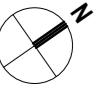
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**Project:** East Road  
**Location:** East Wall, Dublin 3  
**Client:** Glenveagh Living

**Project No.:** 1804    **Scale @ A1:** 1 : 100  
**Project Lead:** DM    **Date Printed:** 11/14/18  
**Drawn By:** Author    **Current Rev.:** 1  
**Model No.:** 1804-OMP-ZZ-ZZ-M3-A-XX-00001  
**Purpose:** Information

**Drawing Title:** A3\_Level 02  
**Drawing No.:** 1804-OMP-A3-02-DR-A-XX-11002





OMP GIA Legend

□ No colors defined



A3		
1 Bed	1109.1 m <sup>2</sup>	21
2 Bed	2861.5 m <sup>2</sup>	35
	3970.7 m <sup>2</sup>	56

1:100  
3.150

A3\_Level 05

Part V Block floor 5



Revision Description	Date	Rev. No.	Issued by
Progress	28-11-28	1	JS

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**Project No.:** 1804      **Scale @ A1:** 1 : 100  
**Project Lead:** DM      **Date Printed:** 11/14/18  
**Drawn By:** Author      **Current Rev.:** 1  
**Model No.:** 1804-OMP-ZZ-ZZ-M3-A-XX-00001  
**Purpose:** Information

**Project:** East Road  
**Location:** East Wall, Dublin 3  
**Client:** Glenveagh Living

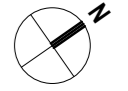
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**Drawing No.:** 1804-OMP-A3-05-DR-A-XX-11005





OMP GIA Legend

□ No colors defined



A3		
1 Bed	1109.1 m <sup>2</sup>	21
2 Bed	2861.5 m <sup>2</sup>	35
	3970.7 m <sup>2</sup>	56

1 A3\_06  
1:100

A3\_Level 06

Part V Block floor 6



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**Project No.:** 1804  
**Project Lead:** DM  
**Drawn By:** Author  
**Model No.:** 1804-OMP-ZZ-M3-A-XX-00001  
**Purpose:** Information

**Scale @ A1:** 1 : 100  
**Date Printed:** 11/14/18  
**Current Rev.:** 1

**Project:** East Road  
**Location:** East Wall, Dublin 3  
**Client:** Glenveagh Living

**Drawing Title:** A3\_Level 06  
**Drawing No.:** 1804-OMP-A3-06-DR-A-XX-11006

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Stability: Checked By: Date

