



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

Mr. Stephen Byrne,
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2
D02 ND61

15th January 2019

RE: Site at Concorde Industrial Estate

Applicant: Development Ocht Limited.

Agent: John Spain Associates.

Validation Letter – Part V

Dear Sir / Madam,

John Spain Associates intend to lodge a planning application on behalf of their client Development Ocht Limited to develop a site located at Concorde Industrial Estate.

John Spain Associates on behalf of Development Ocht 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 Council's 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

Concorde S&A Unit Cost Estimate

Cost Component		
Units (1 and 2 beds)	490	
1. Construction Costs		€ 115,000,000
2. Development Costs		€ 16,800,000
3. Total of the Above		€ 131,800,000
4. Profit on Costs	12.50%	€ 16,475,000
5. Land Costs	10% of site's Existing Use Value	€ 600,000
6. VAT	13.5% on construction costs	€ 15,525,000
	23% on professional fees	€ 1,840,000
Total Estimated Cost		€ 166,240,000
Total Estimated Cost Per Unit		€ 339,265.31