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An Bord Pleanála 64 Marlborough Street Dublin 1 D01V902

Date: 24th July 2019

Dear Sir/Madam,

Re: <u>PLANNING APPLICATION FOR PHASE 1 DEVELOPMENT AT THE FORMER MAGEE BARRACKS, HOSPITAL STREET (R445), KILDARE TOWN, CO. KILDARE</u>

## PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015 & PART V

The proposal is for planning permission for a residential and neighbourhood centre development of 375 no. residential units. This Part V proposal letter accompanies a planning application to An Bord Pleanála for a Strategic Housing Development.

In order to meet the 10% Part V requirement, the applicant has identified the provision of 38 no. units comprising of 14 no. 1-bedroom apartments, 16 no. two-bed apartments and 8 no. houses, subject to further discussion and final agreement with the Planning Authority and / or with an Appointed Housing Body.

These revised proposals are based on the housing need communicated to the applicant during consultation with Kildare County Council Housing Department and the Planning Authority's report on the pre-application consultation outlining their opinion on the proposed development, and will be subject to further discussion, negotiation and agreement, following receipt of a final grant of permission.

The applicant has also engaged with Cluid Housing in relation to the Part V units proposed. The application is accompanied by a letter from Cluid Housing expressing their interest in acquiring the Part V units to be provided on site.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Ballymount Properties Limited:

- (i) Part V drawing prepared by RKD Architects of the site layout plan and, illustrating the location within the scheme of the proposed Part V units, and a schedule of accommodation. The architectural drawings submitted with the application includes detailed drawings of all units within the scheme;
- (ii) Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.

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The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Kildare County Council Housing Department following receipt of a final grant of permission and prior to commencement of development.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government.

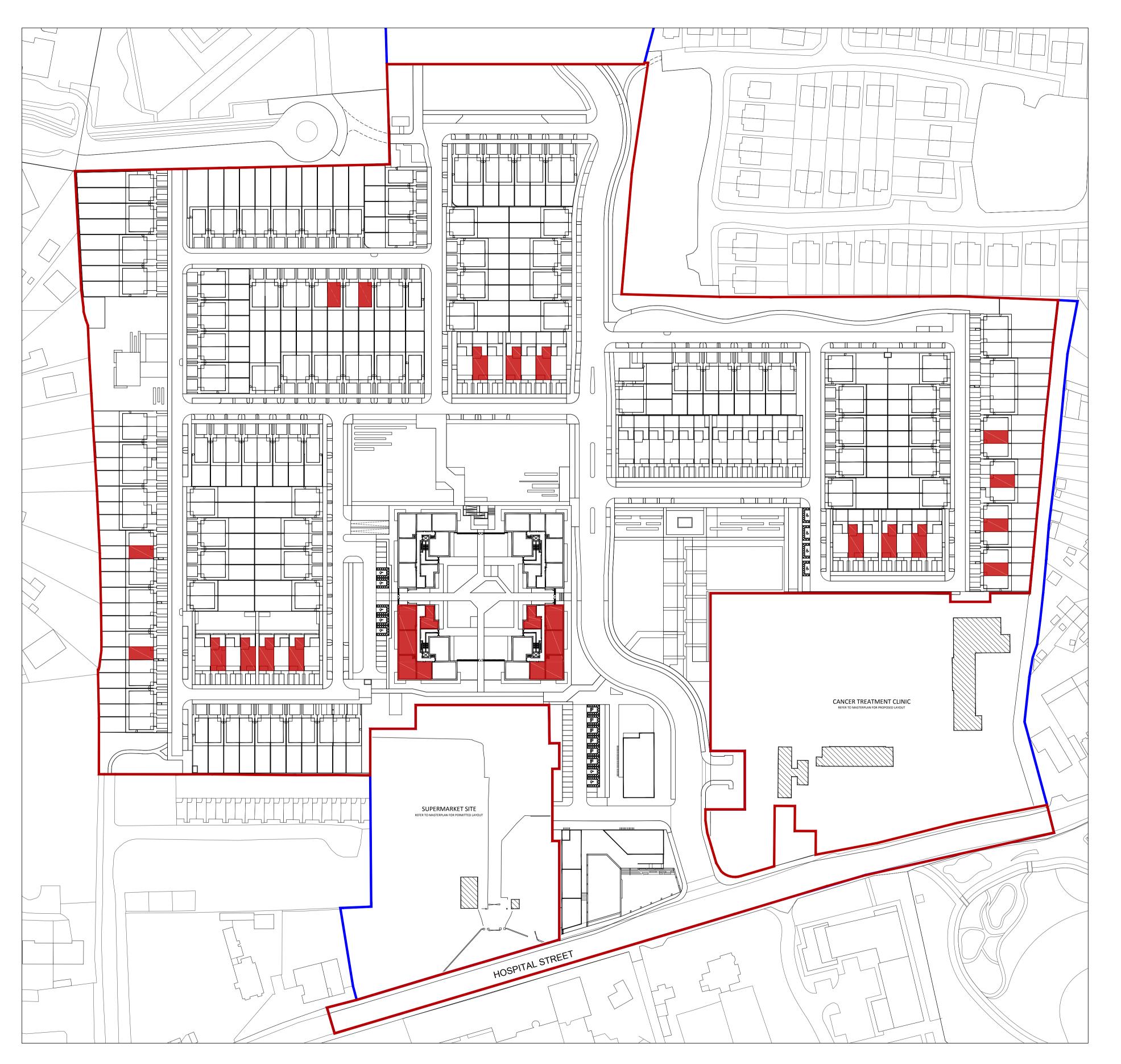
Please note that the details submitted in respect to compliance with Part V are indicative and are subject to future discussions and agreement with the Planning Authority.

We trust that this is satisfactory in the context of this request for pre-application consultation with An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,

John Spain Associates

Jan Spin Asson



UNIT TYPE	DESCRIPTION	NO. OF PART V UNITS	UNIT AREA (GROSS)	RATIC MIX
	TOTAL 375 UNITS PROPOSED WITHIN PHASE I	38 No.		
A1	3 BED SEMI-DETACHED HOUSE	2 No.	117 sqm	5.3%
B2	3 BED MID-TERRACE HOUSE	6 No.	117 sqm	15.8%
D1	1 BED DUPLEX APARTMENT	10 No.	59 sqm	26.3%
E1	2 BED DUPLEX APARTMENT - GROUND FLOOR	10 No.	82 sqm	26.3%
1A	1 BED APARTMENT - GROUND FLOOR	2 No.	53 sqm	5.3%
1B	1 BED APARTMENT - GROUND FLOOR	2 No.	57 sqm	5.3%
2A	2 BED APARTMENT - GROUND FLOOR	2 No.	86 sqm	5.3%
2D	2 BED APARTMENT - GROUND FLOOR	2 No.	84 sqm	5.3%
<b>2</b> E	2 BED APARTMENT - GROUND FLOOR	2 No.	87 sqm	5.3%
_	REFER TO RKD DRAWINGS A1 AILED FLOOR PLANS & ELEVA			

37% 1 BED / 42% 2 BED / 21% 3 BED

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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**BOUNDARY LEGEND** 

PHASE I SITE BOUNDARY MASTERPLAN SITE BOUNDARIES

PART V

38 PART V UNITS

A JULY 19 SG SHD SUBMISSION
REV DATE CHK BY DESCRIPT

BALLYMOUNT PROPERTIES LTD.

**PLANNING** 

RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT FORMER MAGEE BARRACKS SITE KILDARE TOWN

DWG TITLE PHASE I: PART V

DWG NO A1502

PROJECT NO 18166 DATE 16/07/2019 DRN CB CHK SG



59 Northumberland Rd Ballsbridge, Dublin 4 D04 WP89, Ireland

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A total of 38 no. social housing units proposed from 375 units. Units distributed throughout the site on phase 1.

Units include the typical residential mix of 1 bedroom duplex, 1 bedroom apartments, 2 bedroom apartments, two bedroom duplex units, 3 bedroom teracced houses and 3 bedroom semi-detached houses. The house unit mix and numbers are as follows:

Description	Nr	Area	Total ft2	Rate	Sub Total	Total
Construction Costs						
Type E1 2 bedroom duplex apartments	10	8		€145.00	€1,535,807.52	
Type D1 1 bedroom duplex apartments	10	5	2 5597.28	€145.00	€811,605.60	
Type B2 3 bedroom terraced houses	6	11	7233.408	€145.00	€1,048,844.16	
Type A1 3 bedroom semi-detached houses	2	11	2411.136	€145.00	€349,614.72	
Type 1A 1 bedroom apartment	2	5	1119.456	€205.00	€229,488.48	
Type 1B 2 bedroom apartment	2	5	1248.624	€205.00	€255,967.92	
Type 2A 2 bedroom apartment	6	8	1829.88	€205.00	€375,125.40	
	38				€4,606,453.80	
Add						
Profit @ 12.5%				12.50%	€575,806.73	
					€5,182,260.53	€5,182,260.53
Development Costs						
Contribution & Charges (planning, etc.)	38			€6,500.00	,	
Service connections Fees	38			€1,000.00	€38,000.00	
Indirect Costs (Prelims & Insurances)	38			€2,750.00	€104,500.00	
Site Investigations	38			€75.00	€2,850.00	
Certification of Compliance	38			€750.00	€28,500.00	
Professional Fees	38			€8,725.00	€331,550.00	
Indirect Costs (Prelims & Insurances)	38			€3,500.00	€133,000.00	
Legal Fees	38			€3,500.00	€133,000.00	
					€1,018,400.00	
Add						
Profit @ 0% n/a				0.00%	€0.00	
					€1,018,400.00	€1,018,400.00
					, , , , , , , , , , , , , , , , , , , ,	1 , , , , , , , , , , , , , , , , , , ,
Land Cost						
Per Plot	38			€1,000.00	€38,000.00	
					€38,000.00	
Add						
Profit @ 0% - n/a				0.00%	€0.00	
					€38,000.00	€38,000.00
						€6,238,660.53
Add inflation costs of 4% per annum with an 18 month build program						€310,622.13
Total						€6,549,282.66
TOTAL						

159-161 Sheriff Street Upper **T** 01 707 2088 Dublin D01 R8N0 E cluid@cluid.ie Ireland

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Sean O'Brien **Ballymount Properties Ltd,** 2N, Ballymount Drive, Industrial Estate. Walkinstown, Dublin 12

17th June 2019

Re: Magee Barrack's site, Kildare Town, Co. Kildare

Dear Sean.

Further to our recent discussions regarding the above site, I wish to confirm that Clúid Housing is interested in purchasing the completed Part V units on this site from Formation Design and Build Limited.

It is our intention to seek formal support from Kildare County Council to acquire the units on the council's behalf. The support would be based on your proposal to provide 38 units for Part V across a mix of apartments, duplexes and houses. Clúid would also be interested in acquiring additional units on the site and you might advise if this is something you would consider?

If support is received from Kildare CoCo, Clúid would look to make an offer to acquire the units once Part V has been agreed with Kildare CoCo.

Please note that I have no authority expressed or implied to bind Clúid to any agreement and this correspondence is not to be construed as a note or memorandum for the purposes of section 51 of the Land and Conveyancing Law Reform Act, 2009.

Yours sincerely.

James O'Halloran

New Business Manager

Clúid Housing