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clúid
housing

Michael Murphy
J. Murphy Developments
3rd floor Bryanstown Centre,
Drogheda,
Co. Louth
A92 H4XH

14th June 2018

Dear Mr Murphy,

Re Marsh Road Site, Drogheda, Co. Louth

Following on from our recent discussions, I have advised Louth County Council of our interest in the proposed Part V units in the above development, subject to planning permission. As the planning application is for a total of 456 units, there will be a Part V requirement for 46 units.

Clúid has considerable experience in the management of housing units in mixed tenure developments and are very interested in the acquisition of the proposed Part V units in the above scheme.

Based on our experience, the proposed number of units and the proposed mix of unit types i.e. 1, 2 & 3 bed apartments and duplexes will ensure a sustainable tenure mix. Louth County Council have confirmed they are supportive of Clúid Housing acquiring the Part V units on their behalf.

We would welcome the opportunity to discuss the proposed part V with you in further detail, following planning approval. We look forward to hearing from you in due course.

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

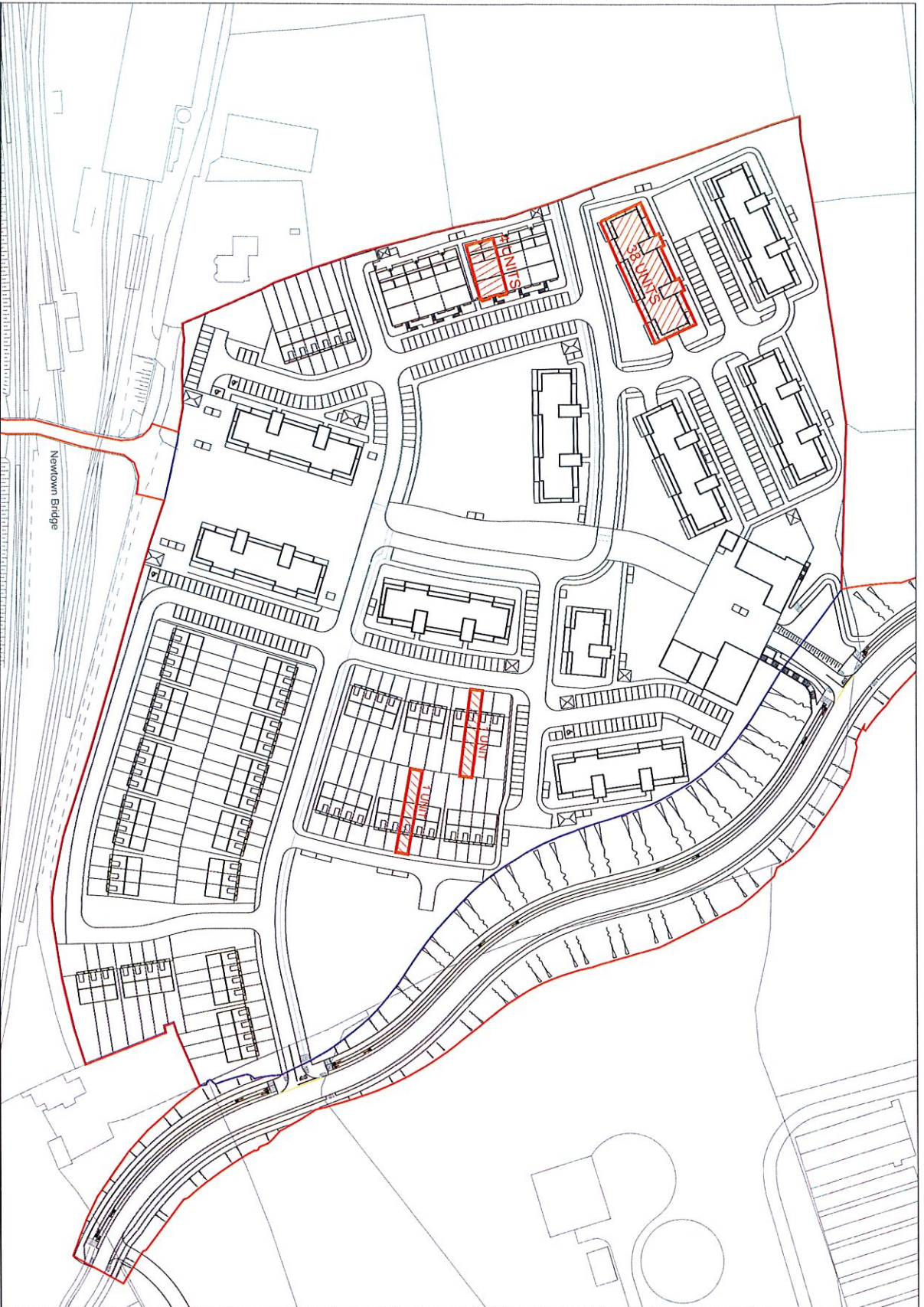


David Murphy
New Business Manager
Subject to contract/contract denied

SUBJECT TO CONTRACT

PART V CALCULATIONS - DEVELOPMENT AT NEWTOWN, DROGHEDA – PLANNING APPLICATION

No of units	Type	Number of beds	Sq m	Sq Ft	Cost per sq ft	Build cost per unit	Site Development Costs per unit	Plot Value per unit	Total cost per unit	Total cost €	Sales price per unit €	Sales Price Overall €
HOUSE TYPES												
2	House Type A1	2	138.6	1492	155	231,260	39,100	25,000	295,360	590,720	325,000	650,000
DUPLEX UNITS												
2	Duplex type B1	2	85.4	919	170	156,230	29,500	15,000	200,730	401,460	220,000	440,000
2	Duplex type B2	3	126.4	1360	170	231,200	29,500	15,000	275,700	551,400	300,000	600,000
APARTMENTS UNITS												
8	Apartment Type C	2	86.8	934	170	158,780	26,750	11,000	196,530	1,572,240	215,000	1,720,000
8	Apartment Type D	2	83.3	896	170	152,320	26,750	11,000	190,070	1,520,560	210,000	1,680,000
8	Apartment Type E	1	55.5	597	195	116,415	26,750	10,000	153,165	1,225,320	169,000	1,320,000
8	Apartment Type F	2	85.4	919	170	156,230	26,750	11,000	193,980	1,551,840	210,000	1,352,000
2	Apartment Type G	1	52.4	564	195	109,980	26,750	10,000	146,730	293,460	160,000	320,000
2	Apartment Type H	3	101.5	1092	170	185,640	26,750	12,500	224,890	449,780	245,000	490,000
2	Apartment Type J	2	82.0	883	170	150,110	26,750	11,500	188,360	376,720	205,000	410,000
TOTAL 44			3660.6	39,403						8,533,500		8,982,000



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REVISIONS:

No.	DATE	DESCRIPTION

PCOT Architects

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STATUS	JOB NO.
PLANNING	MM
PROJECT TITLE:	SCALE
NEWTOWN, DROGHEDA	1:1500@A3
DRAWING TITLE:	DATE
PART V	JULY'19
DWG. NO.	REV.
PL-07	B



LEGEND:
 PROPOSED LOCATION OF
 PART V DWELLINGS SUBJECT
 TO AGREEMENT

- 1 No. BLOCK OF 38 APARTMENTS
- 2 No. 2 BED DUPLEX APARTMENT
- 2 No. 3 BED DUPLEX HOUSES
- 2 No. 2 BED TERRACE HOUSES
- 44 No. UNITS IN TOTAL