

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

21 August 2019

Subject to Agreement/Without Prejudice

RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY ADWOOD LIMITED FOR PROPOSED DEVELOPMENT OF 1,034NO. RESIDENTIAL UNITS, ASSOCIATED ANCILLARY ELEMENTS AND ALL ASSOCIATED SITE DEVELOPMENT WORKS AT KILCARBERY, DUBLIN 22.

Dear Sir/Madam,

We are instructed by the Applicant, Adwood Limited, to write to the An Bord Pleanála regarding the above.

We refer to the above referenced proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

The applicant in this case is the preferred Economic Operator under a competitive tender process conducted by South Dublin County Council. In accordance with this process, the applicant will shortly enter into a Development Agreement with South Dublin County Council. The Development Agreement provides that the applicant will ensure that 30% of the overall residential units delivered on the Kilcarbery development site will be allocated for social housing purposes. These residential units will be purchased by South Dublin County Council at costs set out under the competitive tender process, the Development Agreement to be entered into and also below.

South Dublin County Council's Part V letter dated 18 June 2019 and enclosed with the Strategic Housing Development Planning Application to An Bord Pleanála sets out that: -

"In accordance with Section 96 of the Planning and Development Act 2000 (as amended), and subject to execution and exchange of the Development Agreement, I am writing to confirm that the proposed 30% social housing as part of the Kilcarbery housing scheme fully satisfies the Part V requirements."

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 and should be read as being indicative as a result.

We note under the 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 30% of the residential units on the Kilcarbery development site at the prescribed costs to South Dublin County Council under the Development Agreement in the form of social units on site in order to comply with Part V.

The units are identified on Drawing No. 6168-003 "Site Plan – Phasing and Tenure Mix" prepared by Burke Kennedy Doyle Architects. This proposal has also formed the subject of direct communications between the Applicant and Colm Ward, Director of Housing, Social & Community Development, South Dublin County Council.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €51,414,648, net of VAT, on the basis of the Council acquiring 310no. units.

Identification of Units

In the context of the development at Kilcabery as shown in this planning application it is therefore proposed to provide up to 310no. units on site in total to comply with Part V of the Act. It is proposed to provide: -

- 41no. 1 bedroom apartments – 2 person apartment - Type M1 and Type M2.
- 41no. 2 bed Duplex – 3 person duplex – Type N1 and Type N2.
- 114no. 3 bed 4 person 2 storey – House Type C.
- 79no. 3 bed 5 person 2 storey – House Type B and D.
- 20no. 4 bed 7 person 2 storey – House Type E.
- 4no. 2-bed 4 person second floor apartment – Type K.
- 4no. 3 bed 5 person ground and first floor duplex house – Type L.
- 4no. 3-bed 5 person ground and first floor duplex house – Type L1.
- 3no. 3 bed 5 person ground and first floor duplex house – Type L2.

With an estimated cost per unit to the Local Authority (excluding VAT) as follows: -


Apartment / House Type	Unit size	Estimated Cost per Unit
Apartment Type M1	1 bed – 2 person apartment (ground floor)	€112,984
Apartment Type M2	1 bed – 2 person apartment (ground floor)	€112,984
Duplex Type N1	3 person duplex (first and second)	€162,015
Duplex Type N2	3 person duplex (first and second)	€162,015
House Type C	3 bed 4 person 2 storey	€166,593
House Type B	3 bed 5 person 2 storey	€174,971
House Type D	3 bed 5 person 2 storey wide	€174,971
House Type E	4 bed 7 person 2 storey	€204,882
House Type K	2-bed 4 person second floor apartment	€190,348
House Type L	3 bed 5 person ground and first floor duplex house	€220,145
House Type L1	3-bed 5 person ground and first floor duplex house	€231,336
House Type L2	3-bed 5 person ground and first floor duplex house	€220,163

The above is **subject to change** depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal.

Finally, we would wish 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. In this case the Part V arrangements have been agreed as part of a Development Agreement with South Dublin County Council as set out herein.

We trust the above is in order.

Yours faithfully,

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Eleanor Mac Partlin
STEPHEN LITTLE & ASSOCIATES