

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

October 2019

Dear Sir/Madam,

Re: SHD APPLICATION FOR A RESIDENTIAL DEVELOPMENT AT COLP WEST, DROGHEDA, CO. MEATH

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2019 - PART V

The proposal relates to a SHD application to An Bord Pleanála for a residential development of 357 no. residential units, including a childcare facility and all associated development.

This planning application is accompanied by a Part V site layout plan illustrating the location of the Part V units (please refer to the DDA Design Statement and drawing pack for further details of each unit type), an estimate of costs and a cover letter in respect to the Part V proposals for the subject lands.

The Part V provision is proposed as part of the development is 36 no units with the breakdown shown below and is based on discussions with Meath County Council Housing Department.

- 6 no. 1 bedroom apartments,
- 8 no. 2 bedroom apartments,
- 5 no. 3 bedroom duplex units,
- 10 no. 3 bedroom houses, and
- 7 no. 4 bedroom houses.

The proposal includes a mix of unit sizes and types to cater for a variety of demand which the applicant understands reflects the current needs of the Council.

The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Meath County Council as per their requirements prior to the commencement of development.

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, Shannon Homes Drogheda Limited:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERF MAT&CP Dip EIA Mgmt. MIPI

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- (i) *Part V drawings prepared by DDA Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed Part V units (as set out above), and a schedule of areas;*
- (ii) *Applicants Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

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 Meath County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government.

We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates

SHD - Part V Proposal (36 Units)

Oct.2019

<u>Unit Type</u>	<u>A1</u>	<u>A4</u>	<u>A6</u>	<u>B3</u>	<u>B4</u>	<u>Type 04</u>	<u>Type 05</u>	<u>Type 12</u>	<u>D4</u>
Number of Units	4	2	1	4	6	6	6	2	5
Unit Type	4B House	4B House	4B House	3B House	3B House	1B Apt.	2B Apt.	2B Apt.	3B Duplex
Avg. Unit Size	144	141	147	112	112	49.3	83.1	83.6	129
<u>Estimated Const. Cost/Unit</u>									
-m2/unit	144	141	147	112	112	49.3	83.1	83.6	129
-Cost/m2	1500	1500	1500	1500	1500	1750	1750	1750	2500
-Total Construction Cost/Unit	216,000	211,500	220,500	168,000	168,000	86,275	145,425	146,300	322,500
Development Costs	40,000	40,000	40,000	40,000	40,000	50,000	50,000	50,000	45,000
Total Costs	256,000	251,500	260,500	208,000	208,000	136,275	195,425	196,300	367,500
Profit on Cost (7.5%)	19,200	18,863	19,538	15,600	15,600	10,221	14,657	14,723	27,563
Sub Total 1	275,200	270,363	280,038	223,600	223,600	146,496	210,082	211,023	395,063
Land Cost (€1,500 per Unit)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Pre VAT Total	276,700	271,863	281,538	225,100	225,100	147,996	211,582	212,523	396,563

PART V SITE PLAN

SUMMARY OF UNITS ALLOCATED FOR PART V

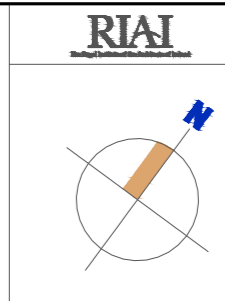
UNIT TYPES	TOTAL NO. IN SCHEME	10% ALLOCATED FOR PART V	UNIT TYPES	TOTAL NO. IN SCHEME	10% ALLOCATED FOR PART V	TOTAL NO. OF ALL UNITS	10% ALLOCATED FOR PART V
4 BED HOUSES	65	7	2 BED DUPLEX	4	0	357	36
3 BED HOUSES	104	10	2 BED APT	74	8		
3 BED DUPLEX	52	5	1 BED APT	58	6		



NOTE:
Do not scale from this drawing, vertical dimensions only to be used. This drawing is for planning purposes only & does not constitute a contract. It may not comply with local planning regulations. The architect's name shall appear on the final approved plan. DDA Architects Ltd. retains copyright and ownership of this design which is not transferable.

NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
1	10/10/19	DDA	10/10/19	1	10/10/19	DDA	10/10/19
2	10/10/19	DDA	10/10/19	2	10/10/19	DDA	10/10/19
3	10/10/19	DDA	10/10/19	3	10/10/19	DDA	10/10/19
4	10/10/19	DDA	10/10/19	4	10/10/19	DDA	10/10/19
5	10/10/19	DDA	10/10/19	5	10/10/19	DDA	10/10/19
6	10/10/19	DDA	10/10/19	6	10/10/19	DDA	10/10/19
7	10/10/19	DDA	10/10/19	7	10/10/19	DDA	10/10/19
8	10/10/19	DDA	10/10/19	8	10/10/19	DDA	10/10/19
9	10/10/19	DDA	10/10/19	9	10/10/19	DDA	10/10/19
10	10/10/19	DDA	10/10/19	10	10/10/19	DDA	10/10/19

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