

Strategic Housing Development Unit

An Bord Pleanála

64 Marlborough St

Dublin 1

05 March 2019

Agreement in Principle prior to Planning Application being Lodged
Under Planning and Development Act 2000 (as amended) and Urban
Regeneration Act 2015

To Whom it Concerns,

I confirm that **William Neville & Sons, Rockfield House, Spawell Road, Wexford** and the Housing Section, Wexford County Council have reached an “Agreement in Principle” with regard to the proposed planning application for 413 Units at **Park, Wexford** .

Both parties agree the following:

- 1) Transfer of **41** No. Housing Units (representative of 10% of the total units) to Wexford County Council or an Approved Housing Body after construction and land costs have been agreed. Alternatively the matter of costs shall be at arbitration.
- 2) In the event that granted Planning Application is not for 413 Units then a new agreement shall be the equivalent of 10% of total number of units in accordance with the Planning & Development Act 2000 (as amended).



3) The indicative Costs of Construction (Appendix 1) as submitted by William Neville and Sons are broadly acceptable. However, both parties agree that due to the nature and complexity all costs will be subject to:

- Planning Approval
- Funding Approval
- Chief Executive Order
- Any agreed amendment between parties
- Any agreement on acquisition price
- Agreement as per value per unit

Notwithstanding the above, Wexford County Council propose a discount of €890,000 be applied across the 41 units that are listed in Table A, below.

The discount is calculated using the Part V Formula.

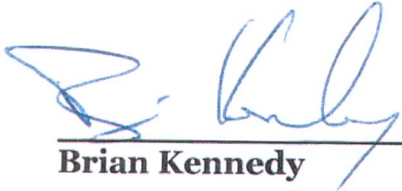
4) The units to be transferred are as follows (see also Appendix 2):

Table A:

Description	No of Units	Phase
2 bed houses	2	Phase 1
3 bed houses	2	Phase 1
"Own door" 2-bed Apartments	3	Phase 2
3 bed houses	10	Phase 2
1 bed apartment (single block)	1	Phase 3
2 bed apartments (single block)	19	Phase 3
3 bed houses	4	Phase 3
Total Units	41	

5) It is further agreed by both parties, this 'Agreement in Principle' does not constitute a commitment and this will be revised prior to the Lodgement of the Commencement Notice.





Brian Kennedy

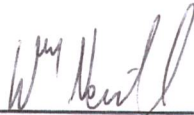
Senior Staff Officer

Housing Section

County Hall

Wexford.

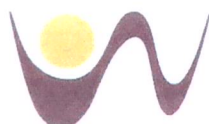
Date 5th March 2019.



WILLIAM NEVILLE

William Neville & Sons

Date 5/3/19



Appendix 1: Indicative Construction Costs

Summary of Compensation Costs One Bed Apartment

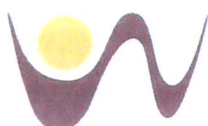
1. Compensation of land transfer (EUV, ex VAT @ 13.5%)	€ 1,000.00
2. Construction Costs (ex VAT)	
<i>Substructures</i>	€ 7,900.00
<i>Superstructures</i>	€ 53,200.00
<i>External Works</i>	€ 8,400.00
<i>Site Development Works</i>	€ 17,100.00
<i>Abnormal Works</i>	€ 1,000.00
<i>Indirect Costs</i>	€ 11,600.00
TOTAL CONSTRUCTION COSTS	€ 99,200.00
3. Builders Profit %	€ 9,920.00
4. Other Costs (ex VAT)	
<i>Design team fees</i>	€ 6,000.00
<i>Service Connections</i>	€ 3,900.00
<i>Development Contributions (if applicable)</i>	
<i>Site Investigation</i>	€ 100.00
<i>Legal Expenses</i>	€ 2,100.00
<i>Homebond Registration(or equal approved)</i>	€ 1,200.00
<i>Planning fees / charges</i>	€ 194.00
<i>Other</i>	
TOTAL OTHER COSTS	€ 13,494.00
5. Developers Profit	
<i>On construction costs (ex builders profit) – 5%</i>	€ 4,960.00
<i>On other costs</i>	
6. Financing Charges	€ 3,600.00
<i>Contingency</i>	€ 1,000.00
7. Total 1 - 6 above	€ 133,174.00
<i>Add VAT @13.5%</i>	€ 17,978.49
Total Amount Payable to Developer	€ 151,152.49



Summary of Compensation Costs

Two Bed Apartment

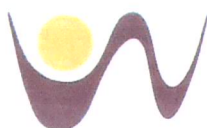
1. Compensation of land transfer (EUV, ex VAT @ 13.5%)	€ 1,000.00
2. Construction Costs (ex VAT)	
<i>Substructures</i>	€ 8,200.00
<i>Superstructures</i>	€ 75,650.00
<i>External Works</i>	€ 8,400.00
<i>Site Development Works</i>	€ 17,100.00
<i>Abnormal Works</i>	€ 1,000.00
<i>Indirect Costs</i>	€ 11,400.00
TOTAL CONSTRUCTION COSTS	€ 121,750.00
3. Builders Profit %	€ 12,175.00
4. Other Costs (ex VAT)	
<i>Design team fees</i>	€ 6,000.00
<i>Service Connections</i>	€ 3,900.00
<i>Development Contributions (if applicable)</i>	
<i>Site Investigation</i>	€ 100.00
<i>Legal Expenses</i>	€ 2,100.00
<i>Homebond Registration (or equal approved)</i>	€ 1,200.00
<i>Planning fees / charges</i>	€ 194.00
<i>Other</i>	€
TOTAL OTHER COSTS	€ 13,494.00
5. Developers Profit	
<i>On construction costs (ex builders profit) – 5%</i>	€ 6,087.50
<i>On other costs</i>	
6. Financing Charges	€ 4,400.00
<i>Contingency</i>	€ 1,000.00
7. Total 1 - 6 above	€ 159,906.50
<i>Add VAT @13.5%</i>	€ 21,587.38
Total Amount Payable to Developer	€ 181,493.88



Summary of Compensation Costs

Two Bed Apartment – Own Door

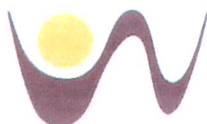
8. Compensation of land transfer (EUV, ex VAT @ 13.5%)	€ 1,000.00
9. Construction Costs (ex VAT)	
<i>Substructures</i>	€ 8,200.00
<i>Superstructures</i>	€ 75,650.00
<i>External Works</i>	€ 8,400.00
<i>Site Development Works</i>	€ 17,100.00
<i>Abnormal Works</i>	€ 1,000.00
<i>Indirect Costs</i>	€ 11,400.00
TOTAL CONSTRUCTION COSTS	€ 121,750.00
10. Builders Profit %	€ 12,175.00
11. Other Costs (ex VAT)	
<i>Design team fees</i>	€ 6,000.00
<i>Service Connections</i>	€ 3,900.00
<i>Development Contributions (if applicable)</i>	
<i>Site Investigation</i>	€ 100.00
<i>Legal Expenses</i>	€ 2,100.00
<i>Homebond Registration (or equal approved)</i>	€ 1,200.00
<i>Planning fees / charges</i>	€ 194.00
<i>Other</i>	€
TOTAL OTHER COSTS	€ 13,494.00
12. Developers Profit	
<i>On construction costs (ex builders profit) – 5%</i>	€ 6,087.50
<i>On other costs</i>	
13. Financing Charges	€ 4,400.00
<i>Contingency</i>	€ 1,000.00
14. Total 1 - 6 above	€ 159,906.50
<i>Add VAT @13.5%</i>	€ 21,587.38
Total Amount Payable to Developer	€ 181,493.88



Summary of Compensation Costs

Two Bed House

15. Compensation of land transfer (EUV, ex VAT @ 13.5%)	€ 1,000.00
16. Construction Costs (ex VAT)	
<i>Substructures</i>	€ 9,000.00
<i>Superstructures</i>	€ 64,150.00
<i>External Works</i>	€ 8,500.00
<i>Site Development Works</i>	€ 17,100.00
<i>Abnormal Works</i>	€ 1,000.00
<i>Indirect Costs</i>	€ 11,400.00
TOTAL CONSTRUCTION COSTS	€ 111,150.00
17. Builders Profit %	€ 11,115.00
18. Other Costs (ex VAT)	
<i>Design team fees</i>	€ 6,000.00
<i>Service Connections</i>	€ 3,900.00
<i>Development Contributions (if applicable)</i>	
<i>Site Investigation</i>	€ 100.00
<i>Legal Expenses</i>	€ 2,100.00
<i>Homebond Registration(or equal approved)</i>	€ 900.00
<i>Planning fees / charges</i>	€ 194.00
<i>Other</i>	€
TOTAL OTHER COSTS	€ 13,194.00
19. Developers Profit	
<i>On construction costs (ex builders profit) – 5%</i>	€ 5,557.50
<i>On other costs</i>	
20. Financing Charges	€ 3,600.00
<i>Contingency</i>	€ 1,000.00
21. Total 1 - 6 above	€ 146,616.50
<i>Add VAT @13.5%</i>	€ 19,793.23
Total Amount Payable to Developer	€ 166,409.73



Summary of Compensation Costs Three Bed House

22. Compensation of land transfer (EUV, ex VAT @ 13.5%)	€ 1,000.00
23. Construction Costs (ex VAT)	
<i>Substructures</i>	€ 9,600.00
<i>Superstructures</i>	€ 77,500.00
<i>External Works</i>	€ 8,500.00
<i>Site Development Works</i>	€ 17,100.00
<i>Abnormal Works</i>	€ 1,000.00
<i>Indirect Costs</i>	€ 13,000.00
TOTAL CONSTRUCTION COSTS	€ 126,700.00
24. Builders Profit %	€ 12,670.00
25. Other Costs (ex VAT)	
<i>Design team fees</i>	€ 6,000.00
<i>Service Connections</i>	€ 3,900.00
<i>Development Contributions (if applicable)</i>	
<i>Site Investigation</i>	€ 100.00
<i>Legal Expenses</i>	€ 2,100.00
<i>Homebond Registration (or equal approved)</i>	€ 1,200.00
<i>Planning fees / charges</i>	€ 194.00
<i>Other</i>	€
TOTAL OTHER COSTS	€ 13,494.00
26. Developers Profit	
<i>On construction costs (ex builders profit) – 5%</i>	€ 6,335.00
<i>On other costs</i>	
27. Financing Charges	€ 4,250.00
<i>Contingency</i>	€ 1,000.00
28. Total 1 - 6 above	€ 165,449.00
<i>Add VAT @13.5%</i>	€ 22,335.62
Total Amount Payable to Developer	€ 187,784.62



Appendix 2: Proposed Units to be Transferred:

Nos. 19 & 20 in Urban Block 8

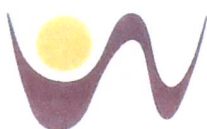
Nos. 8 & 9 in Urban Block 6

Apt. Block 3 (3 no. units on ground floor) in Urban Block 9

Nos. 1 – 4, 6, 7, 10 – 13 in Urban Block 11

Apt. Block 4 in Urban Block 13

Nos. 9 - 12 in Urban Block 12





- X SITE NOTICE
- AREA OF SITE = 13.84 Ha
- SPA BOUNDARY
- SPECIAL AREA OF CONSERVATION 2017
- OTTER HABITAT BOUNDARY
- SITE BOUNDARY
- PART V

LOCATION OF SITE NOTICE

LOCATION OF SITE NOTICE

LOCATION OF SITE NOTICE

GAA Pitch

PLAYING PITCH

GAA Pitch

PLAYING PITCH

B FUTURE BRIDGE