



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: lorraine.gaughran@dublincity.ie

Ms. Sorchu Turnbull
Brady Shipman Martin
Canal House
Canal Road
Dublin 6
D06 FC93

21st October 2020

Part V Ref: 894

Re: Site at Castleforbes, Sheriff Street, Dublin 1
Applicant: Glenveagh Living Limited
Agent: Brady Shipman Martin

Validation Letter – Part V

Dear Sir / Madam,

Brady Shipman Martin intends to lodge a planning application on behalf of their client Glenveagh Living Limited to develop a site at Castleforbes, Sheriff Street, Dublin 1.

Brady Shipman Martin has engaged in Part V discussions with Dublin City Council on behalf of Glenveagh Living Limited and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Council's preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application. If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

Lorraine Gaughran

Lorraine Gaughran
Housing Development

Recipient

Dublin City Council
Housing
Department
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

Date

19 October 2020

Subject

Castleforbes Business
Park, Dublin 1 (the
"Property")

RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY GLENVEAGH LIVING LIMITED FOR PLANNING PERMISSION FOR DEVELOPMENT AT CASTLEFORBES BUSINESS PARK, UPPER SHERIFF STREET, DUBLIN 1

Dear Sirs

We write to confirm the applicant's proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the development of the Property.

Please note that the contents of this letter are purely indicative and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application and will ultimately be subject to possible amendment and formal agreement with Dublin County Council ("DCC") prior to submission of the commencement notice in relation to the development of the Property.

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.

We note under the recent 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 10% of future permitted units on site under order to comply with Part V.

Estimated Cost to DCC

The overall estimated cost to DCC at this time is €33,440,073.

Identification of Units

In the context of this planning application it is therefore proposed to provide no. 71 residential units on the site in total to comply with Part V of the Act. It is proposed to provide;

- 10 Studio apartments - estimated cost of €297,323 each or a total of €2,973,234
- 41 1 bed apartments – estimated cost of €408,075 each or a total of €16,731,069
- 14 2 bed apartments – estimated cost of €641,899 each or a total of €8,986,584
- 6 3 bed apartments – estimated cost of €791,531 each or a total of €4,749,186

The above unit types and numbers are subject to change depending upon the nature of any final grant of permission, including conditions.

Methodology of calculation of Costs

We confirm that the methodology for estimation of the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit are set out below:-

Costs*	Studio Apartment (10 no.)	1 Bed Apartment (41 no.)	2 Bed Apartment (14 no.)	3 Bed Apartment (6 no.)
Size (M ² NIA)	39.8	54.8	86.5	106.8
Construction Costs	161,274	222,115	350,566	432,766
Profit on Costs	20,159	27,764	43,821	54,096
Development Cost	35,967	49,536	78,183	96,515
Land cost	41,255	56,818	89,676	110,703
Surplus / (Shortfall)	3,303	3,303	3,303	3,303
Subtotal	261,959	359,537	565,550	697,384
Vat @ 13.5%	35,364	48,538	76,349	94,147
Cost per Unit	297,323	408,075	641,899	791,531

**All costs shown are on a spot basis only and therefore subject to future inflation*

Finally, we would like 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. The final details of any agreement with DCC regarding compliance with Part V, including agreements on costs and unit types will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

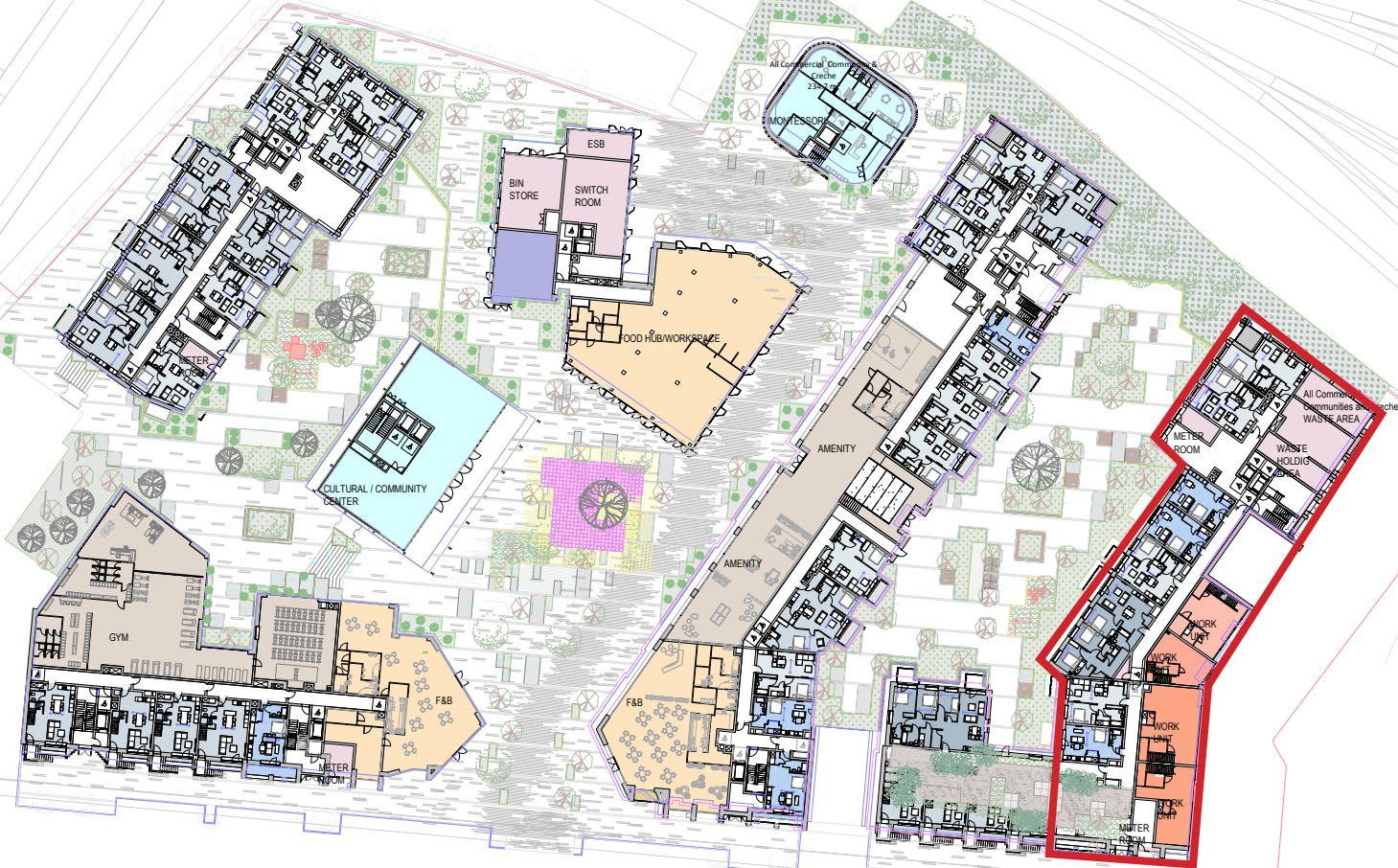
We look forward to hearing from you and are happy to answer any questions you may have.

Yours faithfully,

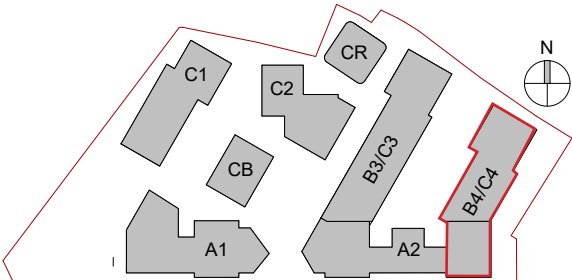
Wesley Rothwell.

Director
Glenveagh Living Limited

Part V Block



Part V Block Location Plan

[illegible]

o'mahony pike

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Dublin
The Chapel
Mount St. Anne's
Milltown, Dublin 6
D06 XN52 Ireland

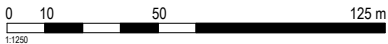
Cork
One South Mall
Cork City
Co. Cork
T12 CCN3 Ireland

Project: Castleforbes SHD
Location: Castleforbes, Sheriff Street Upper, North Dock, Dublin
Client: Glenveagh Living

Drawing Title: Site Layout-Level 00
Drawing No.: 1826-OMP-ZZ-00-DR-A-1100

Project Code: 1826
Project Lead: JM
Drawn By: SP
Job No.: 1826
Purpose: Planning

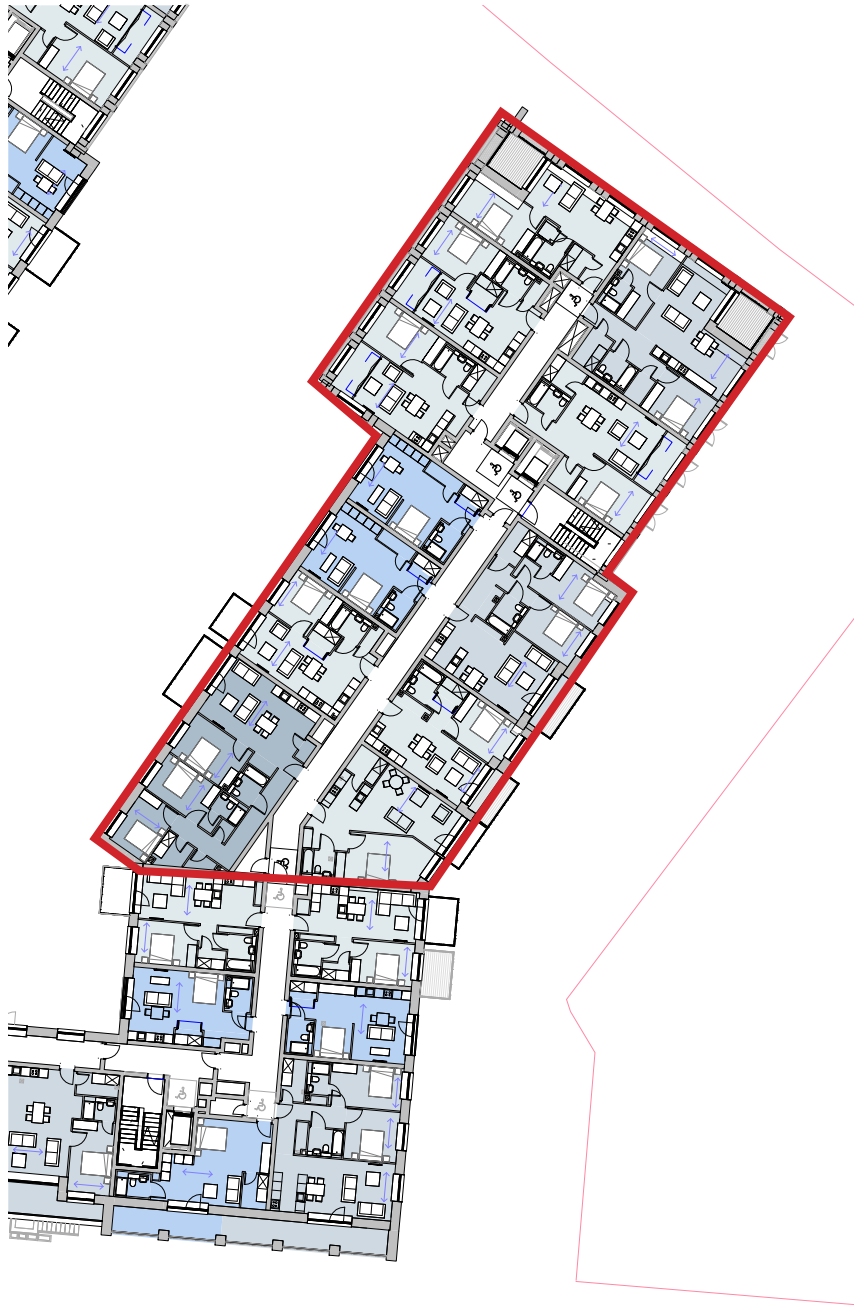
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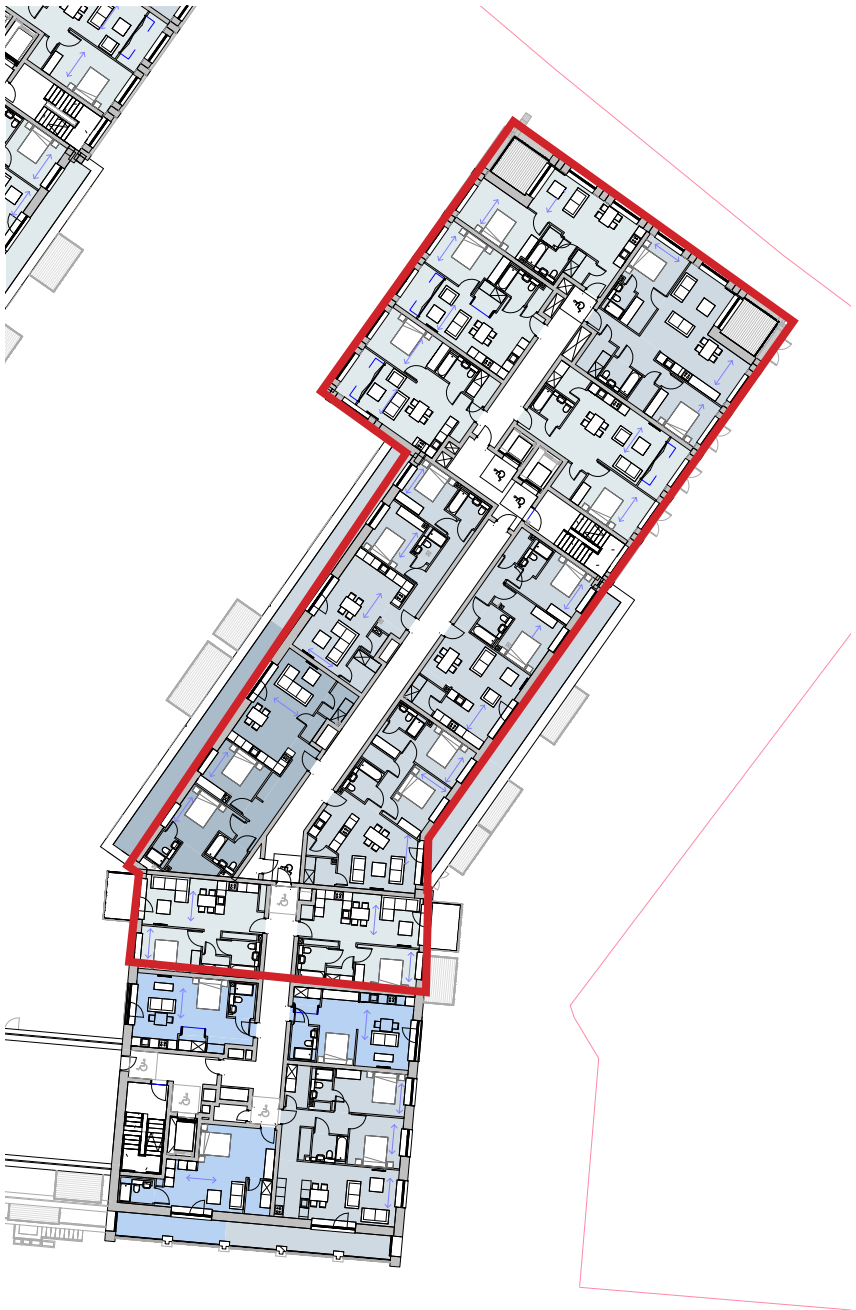
Part V Units

Department Legend

- Studio
- 1 Bed+
- 1 Bed
- 2 Bed (4p)+
- 2 Bed (4p)
- 3 Bed
- Creche
- Duplex (2b4p)
- Amenity
- POS
- Circulation
- Retail
- Services
- Studio+



Level 02-06



Level 07

Castleforbes SHD Part V Allocation

BLOCK B4/C4	Studio	1 BED	2BED	3BED	Total
Level 00	0	0	0	0	0
Level 01	0	0	0	0	0
Level 02	2	7	2	1	12
Level 03	2	7	2	1	12
Level 04	2	7	2	1	12
Level 05	2	7	2	1	12
Level 06	2	7	2	1	12
Level 07	0	6	5	0	11
TOTAL	10	41	15	5	71

