

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 22nd December 2020

Dear Sir/Madam,

Re: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 482 NO. APARTMENTS, A CHILDCARE FACILITY, GYM, LOCAL SHOP, RESIDENTIAL AMENITY SPACE, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE AT GOLF LANE, CARRICKMINES, DUBLIN 18

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2020 - PART V

The proposal relates to a SHD application to An Bord Pleanála for a residential development of 482 no. residential units (all apartments) along with a childcare facility, local shop, and gym.

Please find enclosed with the application a Part V brochure prepared by HJL Architects for the provision of the following units to meet the 10% Part V requirement on site:

- 30 no. 1 bedroom apartments
- 15 no. 2 bedroom apartments
- 3 no. 3 bedroom apartments

Total = 48 no. units (i.e. 10% of 482)

The above reflects discussions with the Housing Department of DLRCC in respect to the Part V provision for the subject site (see letter attached from the Housing Department). The proposed units are designed to comply with DLRCC and DOE standards for Social and Affordable units and the mix of the proposal has been further guided by DLRCC's Housing requirements.

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, Bowbeck DAC:

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) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPI Meadhbh Nolan BA MRUP MRTPI

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- (i) *Part V brochure including drawings prepared by HJL 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 unit types;*
- (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 Dun Laoghaire Rathdown 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

NAME OF DEVELOPMENT:

Golf Lane

GROSS FLOOR AREA RESIDENTIAL ELEMENT;

40,779.00	100%	40,779.00
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Part V 10% requirement

4,077.90	m2	
482.00	nr	

TOTAL NO OF UNITS IN DEVELOPMENT

No of 1 BED Apts	180.00	No of 1 BED Duplex		No of 1 BED Houses	
No of 2 BED Apts	233.00	No of 2 BED Duplex		No of 2 BED Houses	
No of 3 BED Apts	36.00	No of 3 BED Duplex	2.00	No of 3 BED Houses	
No of Studio Apts	31.00	No of 4 BED Duplex		No of 4 BED Houses	

OVERALL DEVELOPMENT COSTS		TOTAL COST	Cost per Sq m
1)	CONSTRUCTION COSTS (Apartment Costs)	112,505,929.18	€ 2,758.92
	CONSTRUCTION COSTS (External / Site Infrastructure Works)	5,906,250.00	€ 144.84
2)	CARPARKING COSTS	13,443,424.20	€ 329.67
3)	Abnormals		
	Rock to basement	1,153,634.79	€ 28.29
	Excavation & removal of previously disposed contaminated fill - allowance	472,500.00	€ 11.59
	Bridge - allowance	420,000.00	€ 10.30
	Construction inflation @ 7% <i>*Note: Inflation is excluded here. Inflation rate to be applied in accordance with the Society of Chartered Surveyors of Irelands Tender Price Index rate applicable at the time.</i>	-	€ -
4)	DEVELOPERS PROFIT 5.000%	6,695,088.91	€ 164.18
5)	TOTAL CONSTRUCTION	140,596,825.07	€ 3,447.78
6)	ATTRIBUTABLE COSTS		
7)	DESIGN FEES (% OF CONSTRUCTION COSTS) 8.00%	10,712,139.05	€ 262.69
8)	PLANNING APPLICATION FEES €65	€31,330	€ 0.77
9)	FIRE CERTIFICATE FEES	50,000.00	€ 1.23
10)	LUAS CONTRIBUTION	639,303.16	€ 15.68
11)	ARCHAEOLOGICAL FEES €50,000	50,000.00	€ 1.23
12)	LEGAL FEES 1.00%	1,339,017.38	€ 32.84
13)	HOME BOND	397,650.00	€ 9.75
14)	SITE SURVEY	5,000.00	€ 0.12
15)	DEVELOPMENT CONTRIBUTIONS	5,029,654.64	€ 123.19
16)	UTILITY & CONNECTION CHARGES	€3,604,237	€ 88.38
17)	FINANCING COSTS 9.00%	18,076,734.65	€ 443.29
18)	TOTAL ATTRIBUTABLES	39,929,065.83	€ 979.16
19)	SUB TOTAL	180,525,890.90	€ 4,426.93
20)	SITE COST		€ -
21)	VAT @13.5%	24,370,995.27	
22)	TOTAL	204,896,886.17	
23)	COST PER M2 EXCLUSIVE OF VAT	204,896,886.17	€ 5,024.57
23)	ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	39,929,065.83	€ 979.16

PREPARED BY:	DPV	Total Floor Area provided by developer in m2	
MATHS CHECK BY:	EUV		
APPROVED FOR RECOMMENDATION BY:		Planning Gain % Outstanding	100.00%
	PG @10%	PG Remaining	-

1	2 Bed	2	78.24	94.94								
1	1 Bed	1	47.45	57.58								
1	1 Bed	1	46.98	57.01								
1	1 Bed	1	52.60	71.58								
1	1 Bed	1	56.19	76.48								
1	1 Bed	1	46.04	62.65								
1	1 Bed	1	49.43	67.27								
1	1 Bed	1	52.48	71.49								
1	1 Bed	1	55.85	76.09								
1	1 Bed	1	45.99	62.65								
1	1 Bed	1	49.33	67.20								
62	TOTAL BLOCK A1		4,601.81	5,267.00								
<i>Proposed Block A1 Part V units</i>												
1	2 Bed	2	83.57	104.45								
1	2 Bed	2	77.18	96.46								
1	2 Bed	2	75.96	94.94								
1	2 Bed	2	73.92	92.39								
1	2 Bed	2	79.23	99.02								
1	2 Bed	2	72.74	90.91								
85	TOTAL BLOCK A2		7,050.52	7,887.00								
79	TOTAL BLOCK A3		5,469.94	6,534.00								
158	TOTAL BLOCK B		11,122.43	13,087.00								
56	TOTAL BLOCK D		4,187.43	4,756.00								

17,550,212.38	2,369,278.67	19,919,491.05
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Total Unit Cost Exclusive of VAT	Total Cost Inclusive of VAT
17,550,212.38	19,919,491.05

PG Remaining 19,919,491

Average cost for dwellings	48	413,267
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Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit,
Marine Road,
Dún Laoghaire, Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

Mr Liam McGroary,
Axis Construction Ltd.,
36 Upper Mount Street,
Dublin 2

5th October 2020

Re: Proposed Development at Golf Lane, Carrickmines, Dublin 18; Bowbec DAC

Dear Sirs,

I refer to your proposed development at Golf Lane, Carrickmines, Dublin 18, involving the construction of 489 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 48 units on-site for social housing comprising 30 x one-bedroom, 15 x two-bedroom and 3 x three-bedroom units.
- Total *indicative* cost of the 48 units is assessed at €19,919,491 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- Average indicative Unit cost per dwelling is €414,989.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,


Aiden Conroy
Administrative Officer

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