

39 Fitzwilliam Place Dublin 2

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An Bord Pleanála 64 Marlborough Street Dublin 1 D01V902

Date: 22<sup>nd</sup> 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 Milpi Meadhbh Nolan ba mrup mrtpi

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain. Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Associate Offices: London Manchester Leeds

- (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 Pleanala. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,

John Spain Associates

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AME OF DEVELOPMENT:	Golf Lane						
OSS FLOOR AREA RESIDENTIAL ELEMENT;	40,779.00	100%	40,779.00				
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V 10% requirement AL NO OF UNITS IN DEVELOPMENT	4,077.90 482.00	· ()					
		- · · · · · · · · · · · · · · · · · · ·					
No of 1 BED Apts				No of 1 BED Houses			
No of 2 BED Apts				No of 2 BED Houses			
No of 3 BED Apts		그렇게 하시 사람들이 없는 사람들이 하지 않는데 바람이 없다면 하게 다 없다.	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			
	CONSTRUCTION COSTS (Apartment Costs)		112,505,929,18	€ 2,758.92			
			5,906,250.00	€ 144.84			
	CONSTRUCTION COSTS (External / Site Infrastructure Works)		5,906,250.00	144.84			
2)	CARPARKING COSTS		13,443,424.20	€ 329.67			
3)	Abnormals						
9/	Rock to basement		1,153,634.79	€ 28.29			
	Excavation & removal of previously disposed contaminate	ed fill - allowance	472,500.00	€ 11.59			
	Bridge - allowance		420,000.00	€ 10.30			
	Construction inflation @ 7%	*Note:	120,000.00	€ -			
	Inflation is excluded here, Inflation rate to be applied in a of Chartered Surveyors of Irelands Tender Price Index ra						
4)	DEVELOPERS PROFIT	5.000%	6,695,086.91	€ 164.18			
5)	TOTAL CONSTRUCTION		140,596,825.07	€ 3,447.78			
	ATTRIBUTABLE COSTS						
	DESIGN FEES (% OF CONSTRUCTION COSTS)	8.00%	10,712,139.05				
	PLANNING APPLICATION FEES FIRE CERTIFICATE FEES	€65	€31,330 50,000.00				
	LUAS CONTRIBUTION		639,303.16				
	ARCHAEOLOGICAL FEES	€50,000	50,000.00				
	LEGAL FEES	1.00%	1,339,017.38				
	HOMEBOND		397,650.00				
	SITE SURVEY		5,000.00				
14)	DEVELOPMENT CONTRIBUTIONS		5,023,654.64	€ 123.19			
	UTILITY & CONNECTION CHARGES		€3,604,237				
16)	FINANCING COSTS	9.00%	18,076,734.65				
	TOTAL ATTRIBUTABLES		39,929,065.83				
	SUB TOTAL		180,525,890.90	€ 4,426.93			
5	SITE COST			€			
20)	VAT @13.5%		24,370,995.27				
21)	TOTAL		204,896,886.17	2 M. 10. 5			
22)	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			
Page 10 page 2 page 10		DDI/		Total Floor Area provided by			
PREPARED BY:		DPV EUV		developer in m2			
MATHS CHECK BY: APPROVED FOR RECOMMENDATION BY:		EUV		Planning Gain % Outstanding	100.00%		
ALL ROYLD FOR RECOMMENDATION DT.	Manager Committee of the Committee of th	DC @40W			100.0078		
		PG @10%	-	PG Remaining			

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RIABACC	OF	DEVEL	ODM	ENIT

Golf Lane

NO. OF UNITS IN DEVELOPMENT GROSS FLOOR AREA PROPOSED BY DEVELOPER PART V OBLIGATION 10% 482.00 40,779.00 4,077.90

## Social

NO OF UNITS	UNIT TYPE	Bedrooms	NET FLOOR AREA OF UNIT TYPE	GROSS FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Constructio n Costs per SQM	Attributable Costs per SQM	Developmen t contribution	All in cost per Sq m	Nett Cost per Unit / 4,077.90 M2	VAT @ 13.5%	All in Cost Inclusive of VAT
48	Studio, 1, 2, 3 Bed &	Duplex		4,077.90	0,00	3447.78	979.16	123,19	4303.74	17,550,212.38	2,369,278.67	19,919,491
42	TOTAL BLOCK C		2,603.79	3,249.00								
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	lock C Part V units		00.00	1 00.50	San Tellows		The state of the s					esto seveti i vo asimi simoli.
_1	1 Bed	1 1	66.29	86.59								
1	1 Bed	1	62.70	81.91								Marine in the second second second
1	1 Bed	1 1	46.67	60.96					-			
1	1 Bed	1	47.36	61.86								
1	2 Bed	2	84.39	110.23								
1	1 Bed	1	61.88	76.05			AND DESCRIPTION OF THE PERSON					
1	1 Bed	1	60.09	73.84								
1	2 Bed	2	80.69	99.16								
_1	3 Bed	3	92.11	113.20								
1	2 Bed	2	78.18	96.07								
1	1 Bed	1	47.39	58.23								
1	1 Bed	1	46.33	56.93								
1	1 Bed	1	61.69	74.48							The state of the s	
1	1 Bed	1	60.01	72.45					-			
1	2 Bed	2	80.61	97.33			200					
1	3 Bed	3	101.06	122.02							76.4	
1	2 Bed	2	78.29	94.52			7.57					
1	1 Bed	1	47.35	57.17	the same of							
1	1 Bed	1	46.89	56.61			Name and the					
1	1 Bed	1	61.88	74.58	MOTOR NEW YORK							
1	1 Bed	1	60.09	72.42								
1	2 Bed	2	80.69	97.26								
1	3 Bed	3	101.26	122.04					10000			
1	2 Bed	2	78.18	94.23	OH		Macalitics // Construction					
1	1 Bed	1	47.39	57.12								100000000000000000000000000000000000000
1	1 Bed	1	46.33	55.84								
1	1 Bed	1	47.56	57.71			Section 1			15		
1	1 Bed	1	61.93	75.15								
1	1 Bed	1	60.09	72.92								
1	2 Bed	2	79.32	96.25								
1	1 Bed	1	48.57	58.94								

1	2 Bed	2	78.24	94.94								
1	1 Bed	1	47.45	57.58							Section of the sectio	
1	1 Bed	1	46.98	57.01					100			
1	1 Bed	1	52.60	71.58								(m)
1	1 Bed	1	56.19	76.48								
1	1 Bed	1	46.04	62.65								
1	1 Bed	1	49.43	67.27					wall		1:	
1	1 Bed	1	52.48	71.49			W. 100					
1	1 Bed	1	55.85	76.09								The state of the s
1	1 Bed	1	45.99	62.65								
1	1 Bed	1	49.33	67.20								
62	TOTAL BLOCK A1	1	4,601.81	5,267.00	<u> </u>						4-1	k
62	TOTAL BLOCK AT	and the second s	4,001.01	5,207.00	Marwood Sparts		-			-		
oposed l	Block A1 Part V units				-							
1	2 Bed	2	83.57	104.45								
1	2 Bed	2	77.18	96.46								
1	2 Bed	2	75.96	94.94			IIIVAIIL- IIV		V 53			
1	2 Bed	2	73.92	92.39		7						
1	2 Bed	2	79.23	99.02	THE PARTY OF THE P							
1	2 Bed	2	72.74	90.91		-	2			A		**************************************
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85	TOTAL BLOCK A2		7,050.52	7,887.00								
	·					AND						
79	TOTAL BLOCK A3		5,469.94	6,534.00	-11 W-11							
	TOTAL DESCRIPTION		0,100.01	0,00						T		
	The state of the s											
158	TOTAL BLOCK B		11,122.43	13,087.00								
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56	TOTAL BLOCK D		4,187.43	4,756.00			A CONTRACTOR OF THE CONTRACTOR					***************************************
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		<u> </u>	LL.			<u> </u>	<del></del> !			17,550,212.38	2,369,278.67	19,919,491.
											Total Unit Cost	Total Cost
											Exclusive of VAT	Inclusive of VA
											17,550,212.38	19,919,491.
											PG Remaining	10,010,401.

		19,919,491
Average cost for		
dwellings	48	413,267



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9 Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9* T: 01 205 4700 F: 01 280 6969 www.dlrcoco.ie

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 twobedroom 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,

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Aiden Conroy Administrative Officer

