

Strategic Housing Development Unit

An Bord Pleanála

64 Marlborough St

Dublin 1

30 October 2020

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, **Axis Construction Ltd, 36 Upper Mount St., Dublin 2** and the Housing Section, Wexford County Council have reached an "Agreement in Principle" with regard to complying with the requirements of Part V of the Planning & Development Act 2000 (as amended) for a proposed Strategic Housing Development application for **363 Units at Clonattin, Gorey, Co. Wexford .**

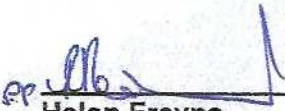
Both parties agree the following:

- 1) Transfer of **36** no. Housing Units (representative of 10% of the total units) to Wexford County Council or an Approved Housing Body or such number of units as required to achieve the Net Monetary Value.
- 2) Min. 20% of the units to be transferred to Wexford County Council or an Approved Housing Body shall be "Life Long Homes (Sustainable Living)" in compliance with the Wexford County Development Plan and Housing Strategy.
- 3) The units to be transferred (subject to review) are as follows:

Description	No of Units
1 bed Apartment	4
2 bed Apartment	11
3 bed House	21
Total Units	36



- 4) The indicative Costs of Construction, assessed at €7,468,180 (average €207,449 per unit) as submitted by **Axis Construction Ltd** are broadly acceptable. However, as actual costs cannot be quantified at this preliminary stage, should planning permission be granted the Local Authority will seek to review the Agreement, prior to the Lodgement of the Commencement Notice.
- 5) It should be noted that this 'Agreement in Principle' in no way contractually binds the Local Authority to acquire the stated units. Any further Agreement will be subject to the following:
- Planning Approval
 - Funding Approval
 - Chief Executive Order
 - Any agreed amendment between parties
 - Agreement on land values and construction/development costs following grant of permission
 - Housing demand and agreement on unit types to be transferred.


Helen Frayne
Senior Staff Officer
Housing Capital Section
Wexford County Council
County Hall, Carriglawne
Wexford.

Date 30/10/2020


On behalf of Axis Construction Ltd

Date 3rd Nov 2020



NAME OF DEVELOPMENT:

Clonatin, Gorey - Axis Construction

Planning Reg Reference

NETT FLOOR AREA RESIDENTIAL ELEMENT;
Part V 10% requirement
TOTAL NO OF UNITS IN DEVELOPMENT

38,181.00	100%	38,181.00
3,818.10	m2	
363.00	nr	Total

No of 1 BED Apts	32.00	No of 1 BED Duplex	10.00	No of 1 BED Houses	
No of 2 BED Apts	49.00	No of 2 BED Duplex	10.00	No of 2 BED Houses	
No of 3 BED Apts	-	No of 3 BED Duplex	-	No of 3 BED Houses	134.00
Other		No of 4 BED Duplex		No of 4 BED Houses	124.00
				No of 5 BED Houses	4.00

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	60,143,474.82	
2) CARPARKING (PER UNIT)	91,350.00	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	3,007,173.74	1,653.98
ATTRIBUTABLE COSTS		
4) DESIGN FEES (% OF CONSTRUCTION COSTS)	5,059,359.88	
5) PLANNING APPLICATION FEES	23,465.00	
6) FIRE CERTIFICATE FEES	12,500.00	
7) ARCHAEOLOGICAL FEES	3,000.00	
8) LEGAL FEES	481,147.80	
9) HOMEBOND	324,900.00	
10) SITE SURVEY	46,000.00	
11) UTILITY & CONNECTION CHARGES	1,592,371.00	
12) FINANCING COSTS	4,059,684.55	
SUB TOTAL	74,844,426.79	
13) SITE COST	-	-
14) VAT @13.5%	10,103,997.62	264.63
TOTAL	84,948,424.41	2,224.89
COST PER M2 EXCLUSIVE OF VAT		1,960.25

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	11,602,428.23	303.88
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PREPARED BY:	Development Potential Value (DPV)	-	Total local authority realises a net monetary value	-
MATHS CHECK BY:	Existing Use Value (EUV)	-		-
APPROVED FOR RECOMMENDATION BY:	PG @10%	-	Shortfall due to LA	-
		-		
		-		
		-	Net monetary value per m2	

P19-147K_ Clonattin Residential Development, Gorey - Accommodation Schedule

Zone	Housing	Apartment	Maisonette
	Terraced, Detached, Semi-detached	Block Apartments	
A		22	0
B		0	15
C		30	0
D		16	0
E		17	0
F		11	0
G		22	0
H		19	18
I		23	6
J		29	18
K		23	6
L		15	6
N		20	0
M		15	12
Subtotal		262	81
Total	262	81	20

TOTAL 363

38 Units per Hectare
9.5443.5 Site Residential Area Hectares

Zone	A Corner semid 4 b	B1 semid 3 bed	B2 det. 4 bed	B3 det. 4 bed	C terr. 3bed	D det. 4 bed	M2 mais 2 bed	M3 mais 2 bed	M1 mais 1 bed	E1 det. 5 bed	E2 det. 4 bed	Block 1 Apartment				Block 2 Apartment				Block 3 Apartment				
												F1 apt 2 bed	F2 apt 1 bed	F3 apt 2 bed	F4 apt 1 bed	F5 apt 1 bed	F6 apt 2 bed	F7 apt 2 bed	F8 apt 2 bed	F9 apt 1 bed	F10 apt2bed	F11 apt 2 bed	F12 apt 1 bed	
A	0	14	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	5	1	0
C	3	7	8	8	2	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
D	3	11	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E	3	10	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F	2	8	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
G	4	12	0	0	6	0	4	6	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H	1	5	0	10	3	0	0	0	0	0	0	0	3	3	6	6	0	0	0	0	0	0	0	0
I	3	7	6	4	3	0	0	0	0	0	0	1	1	2	2	0	0	0	0	0	0	0	0	0
J	4	6	2	8	6	2	0	0	0	1	2	0	3	3	6	6	0	0	0	0	0	0	0	0
K	3	4	0	16	0	0	0	0	0	0	0	0	1	1	2	2	0	0	0	0	0	0	0	0
L	3	7	0	4	1	0	0	0	0	0	0	0	1	1	2	2	0	0	0	0	0	0	0	0
N	4	6	0	8	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
M	3	3	0	6	0	0	0	0	0	0	0	3	0	0	0	0	1	5	3	3	0	0	0	0
Subtotal	36	100	16	65	34	2	4	6	10	4	5	9	9	18	18	1	5	3	3	3	6	5	1	1
Total											282													81

1 Bed Tot. (Apt.)	42	51.9%
2 Bed Tot. (Apt.)	59	72.84%
3 Bed Total (House)	134	51.1%
4 Bed Total (House)	124	47.33%
5 Bed Total (House)	4	1.53%

Notes:
 Do not scale from this drawing. Use figured dimensions in all cases. Verify dimensions on site and report any discrepancies to the architect immediately. This drawing is the architect's responsibility and shall not be used for construction without the architect's approval. The drawing is the architect's responsibility and shall not be used for construction without the architect's approval.
 1. All dimensions, quantities and performance requirements to be confirmed on the site.
 2. All information that pertains solely to the fabrication processes or to the techniques of construction.
 3. All coordination of the work of all trades.
 4. All coordination with the contract documents.
 5. This drawing is copyright and may only be reproduced with the architect's permission.

- Drawing Notes:**
- Unit Legend**
- House Type**
- A 4 Bed Corner House Semidetached x 36
 - B1 3 Bed House Semidetached x 100
 - B2 4 Bed House Semidetached x 16
 - B3 4 Bed House Semidetached x 65
 - C 3 Bed House Semidetached x 34
 - D 4 Bed House Semidetached x 2
 - E1 5 Bed House Semidetached x 4
 - E2 4 Bed House Semidetached x 5
 - M1- M2 3 Bed House Semidetached x 20

- Apartment Type**
- Block 1 (x 9no.)
3 No. X 1B 2P
3 No. X 2B 4P
 - Block 2 (x 1no.)
1 No. X 1B 2P
6 No. X 2B 3P
5 No. X 2B 4P
 - Block 3 (x 1no.)
4 No. X 1B 2P
11 No. X 2B 4P



PROPOSED PART V UNITS

OUTLINE:
 TOTAL SITE UNITS: 363
 PART V REQUIREMENT 10% - 36no. UNITS
 TOTAL: 15no. Apartments & 21no. 3Bed Houses

- APT BLOCK 3 (x1)**
- 4 x 1 Bed
 - 11 x 2 Bed
- F9 59.63 m² 1B2P (x3no.)
 F10 83.82 m² 2B4P (x6no.)
 F11 81.16 m² 2B4P (x5no.)
 F12 63.31 m² 1B2P (x1no.)

- HOUSE TYPE B1 (x14)**
3B3P
- HOUSE TYPE C (x7)**
3B3P

SITE AREA
 Gross Site Area: 157,395m² | 15.73Ha
 NET Developable Site Area: 95,650m² | 9.56Ha

Dual Aspect:
 81no. Apartments 45no. Dual Aspect 55.5%

RED LINE BOUNDARY
 (excl. Riparian Buffer Zone / Primary Road Infrastructure)

Site Layout_Proposed Part V Allocation

REV	DATE	DESCRIPTION
P04	27.01.21	LB Issued for Planning
P03	21.09.20	GM Issued Masterplan to RII Zones Issued to WCC
P02	27.01.20	GM Masterplan Revised Block A + B
P01	13.12.19	GM Preliminary Issue of Part V

reddy architecture + urbanism

Reddy Architecture + Urbanism
 41 Dean Street,
 Kildenny,
 R55 P291

T: +353 (0)56 7762697
 W: www.reddyarchitecture.com
 E: info@reddyarchitecture.com

Client Details:
 AXIS Construction

Project Details:
 Proposed Residential Development
 at Clonattin, Gorey

Drawing Title:
 Indicative Part V Drawing_Locations+Schedule

Job No:	Date:	Scale@A1:
P19-147K	20/11/2019	1:1250
Status:	Drawn By:	
03 Design Development	LB	
Purpose:	Checked By:	
Planning	Mk	
Drawing Number:	Revision	
P19-147K-RAU-XX-XXDR-A-31900	P04	