

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit,
Marine Road,
Dún Laoghaire, Co. Dublin
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David Kent,
Atlas GP Limited,
Heritage House,
23 St. Stephens Green,
Dublin 2

27th January 2021

Re: Proposed Development at Avid, Carmanhall Road, Sandyford, Dublin 18: Atlas GP Ltd.

Dear Sirs,

I refer to your proposed development at Avid, Carmanhall Road, Sandyford, Dublin 18, involving the construction of 428 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, 43 units on-site for social housing comprising 29 x one-bedroom, 11 x two-bedroom and 3 x three-bedroom units.
- Total *indicative* cost of the 43 units is assessed at €14,456,970.57 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 €336,208.62

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
Aiden Conroy
Administrative Officer

Avid Part V Schedule of Accommodation & Approximate Cost

09/06/2020

No.	Unit Type	Bedrooms	Description	Floor Area (m2)	Sq ft (Average)	Cost per Sq Ft €	Cost per unit €	Development Costs €	Land Costs €	Profit on Costs	Total Cost Per Unit €	Total Cost Including VAT €
01-29	Apartment	2 Bed	2 Bed Apartment-2B-4 - 1	86.90	935	290	271,173	67,668	3,317	33,884	376,043	426,808
01-30	Apartment	1 Bed	1 Bed Apartment-1B-15 - 1	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
01-31	Apartment	1 Bed	1 Bed Apartment-1B-16 - 1	57.10	615	290	178,182	44,463	2,180	22,264	247,089	280,446
01-32	Apartment	1 Bed	1 Bed Apartment-1B-18 - 1	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
01-33	Apartment	1 Bed	1 Bed Apartment-1B-17 - 1	50.60	545	290	157,898	39,402	1,931	19,730	218,962	248,521
01-34	Apartment	1 Bed	1 Bed Apartment-1B-15 - 1	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
01-35	Apartment	2 Bed	2 Bed Apartment-2B-5 - 1	93.90	1,011	290	293,017	73,119	3,584	36,614	406,334	461,189
02-24	Apartment	2 Bed	2 Bed Apartment-2B-11A - 2	85.80	924	290	267,741	66,811	3,275	33,455	371,283	421,406
02-25	Apartment	1 Bed	1 Bed Apartment-1B-12A - 2	60.00	646	290	187,231	46,721	2,290	23,395	259,638	294,689
02-26	Apartment	3 Bed	3 Bed Apartment-2B-12 - 2	128.40	1,382	290	400,675	99,984	4,901	50,066	555,626	630,635
02-27	Apartment	1 Bed	1 Bed Apartment-1B-27A - 2	46.90	505	290	146,353	36,520	1,790	18,287	202,951	230,349
02-28	Apartment	1 Bed	1 Bed Apartment-1B-13 - 2	60.00	646	290	187,231	46,721	2,290	23,395	259,638	294,689
02-29	Apartment	1 Bed	1 Bed Apartment-1B-14 - 2	64.90	699	290	202,522	50,537	2,477	25,306	280,842	318,756
02-30	Apartment	2 Bed	2 Bed Apartment-2B-4 - 2	86.90	935	290	271,173	67,668	3,317	33,884	376,043	426,808
02-31	Apartment	1 Bed	1 Bed Apartment-1B-15 - 2	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
02-32	Apartment	1 Bed	1 Bed Apartment-1B-18 - 2	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
02-33	Apartment	1 Bed	1 Bed Apartment-1B-17 - 2	50.60	545	290	157,898	39,402	1,931	19,730	218,962	248,521
02-34	Apartment	1 Bed	1 Bed Apartment-1B-15 - 2	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
02-35	Apartment	2 Bed	2 Bed Apartment-2B-5 - 2	93.90	1,011	290	293,017	73,119	3,584	36,614	406,334	461,189
03-24	Apartment	2 Bed	2 Bed Apartment-2B-11 - 3	85.80	924	290	267,741	66,811	3,275	33,455	371,283	421,406
03-25	Apartment	1 Bed	1 Bed Apartment-1B-12A - 3	60.00	646	290	187,231	46,721	2,290	23,395	259,638	294,689
03-26	Apartment	3 Bed	3 Bed Apartment-2B-12 - 3	128.40	1,382	290	400,675	99,984	4,901	50,066	555,626	630,635
03-27	Apartment	1 Bed	1 Bed Apartment-1B-27A - 3	46.90	505	290	146,353	36,520	1,790	18,287	202,951	230,349
03-28	Apartment	1 Bed	1 Bed Apartment-1B-13 - 3	60.00	646	290	187,231	46,721	2,290	23,395	259,638	294,689
03-29	Apartment	1 Bed	1 Bed Apartment-1B-14 - 3	64.90	699	290	202,522	50,537	2,477	25,306	280,842	318,756
03-30	Apartment	2 Bed	2 Bed Apartment-2B-4 - 3	86.90	935	290	271,173	67,668	3,317	33,884	376,043	426,808
03-31	Apartment	1 Bed	1 Bed Apartment-1B-15 - 3	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
03-32	Apartment	1 Bed	1 Bed Apartment-1B-18 - 3	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
03-33	Apartment	1 Bed	1 Bed Apartment-1B-17 - 3	50.60	545	290	157,898	39,402	1,931	19,730	218,962	248,521
03-34	Apartment	1 Bed	1 Bed Apartment-1B-15 - 3	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
03-35	Apartment	2 Bed	2 Bed Apartment-2B-5 - 3	93.90	1,011	290	293,017	73,119	3,584	36,614	406,334	461,189
04-24	Apartment	3 Bed	3 Bed Apartment-2B-11 - 4	128.40	1,382	290	400,675	99,984	4,901	50,066	555,626	630,635
04-25	Apartment	1 Bed	1 Bed Apartment-1B-12A - 4	46.90	505	290	146,353	36,520	1,790	18,287	202,951	230,349
04-26	Apartment	1 Bed	1 Bed Apartment-2B-12 - 4	60.00	646	290	187,231	46,721	2,290	23,395	259,638	294,689
04-27	Apartment	1 Bed	1 Bed Apartment-1B-27A - 4	64.90	699	290	202,522	50,537	2,477	25,306	280,842	318,756
04-28	Apartment	2 Bed	2 Bed Apartment-1B-13 - 4	86.90	935	290	271,173	67,668	3,317	33,884	376,043	426,808
04-29	Apartment	1 Bed	1 Bed Apartment-1B-14 - 4	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
04-30	Apartment	1 Bed	1 Bed Apartment-2B-4 - 4	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906
04-31	Apartment	1 Bed	1 Bed Apartment-1B-15 - 4	50.60	545	290	157,898	39,402	1,931	19,730	218,962	248,521
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04-35	Apartment	1 Bed	1 Bed Apartment-2B-5 - 4	51.90	559	290	161,955	40,414	1,981	20,237	224,587	254,906

TOTALS SUMMARY

The list above shows the Units we would initially propose for Part V (highlighted in yellow). This is indicative at the time and exact units will be determined later in the process following the planning decision. The summary below shows the breakdown and indicative costs for same.

Unit Type	Quantity	Description	Total Cost (net)	Total Cost (Incl. VAT)	Average Cost Per Unit
Apartment	0	Studio	€ 0.00	€ 0.00	
Apartment	29	1 Bed	€ 6,792,136.19	€ 7,709,074.57	€ 265,830.16
Apartment	11	2 Bed	€ 4,278,405.36	€ 4,855,990.08	€ 441,453.64
Apartment	3	3 Bed	€ 1,666,877.46	€ 1,891,905.92	€ 630,635.31
	43		€ 12,737,419.01	€ 14,456,970.57	€ 336,208.62

NOTE - Existing Use Value (Land Cost) is estimated only and will be updated when Red Book Valuation is completed

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