

An Bord Pleanála
64 Marlborough Street
Dublin 1

24th May 2021

PART V PROPOSAL

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT THE FORMER O'DEVENEY
GARDENS SITE, DUBLIN 7**

APPLICANT: BARTRA ODG LIMITED

Dear Sir/ Madam,

In the context of the above proposed development for a Strategic Housing Development (SHD) on the former O'Deveney Gardens lands, the applicant proposes to allocate 10% of the proposed units on site for social housing in compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended).

The proposed development comprises 1,047 units and therefore the Part V requirement is 104 units. The specific units to be allocated to Part V are identified in the **Part V Booklet** [O'Mahony Pike Architects] enclosed as a separate A3 Report. This includes the schedule and floorplans of the units being allocated.

The estimated costs are provided in **Appendix A** and are intended to provide a reasonable estimate of the costs and values of the proposed Part V units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with the local authority. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a final grant of permission and on the site value at the time the permission is granted.

The final mix of units proposed to be provided to comply with Part V will be subject to discussions following a final grant of permission. The applicant has consulted with the Housing Development Section of Dublin City Council (DCC) and will continue these discussions following a grant of permission. A letter from the DCC Housing Development Section is enclosed as **Appendix B**.

We trust that this is in order.

Yours sincerely,



BMA Planning

Encl. Part V Booklet [O'Mahony Pike Architects]

Appendix A

Schedule of Part V Costs



PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Bartra

SCHEME O'Deveney Gardens, Arbor Hill Dublin 7 [104nr Units]

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS	Page	
Substructures - Basement Car-Parking	2	0.00
Substructures Generally	3	2,024,527.72
Superstructures	4 & 5	18,220,749.47
External Works	6	376,072.26
Site Development Works	7	2,025,672.10
Abnormal Works	8	130,029.70
Indirect Project Costs	9	2,935,565.19
Total:	1	25,712,616.44

DEVELOPMENT ON COSTS

Professional Fees		2,571,261.64
Development Contributions		0.00
Finance Costs		3,958,685.61
Total:	2	6,529,947.25

DEVELOPERS' PROFIT

On Building Costs	%	25,712,616.44	3	0.00
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LAND COSTS

Existing Land Use Value	4	500,000.00
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SUB-TOTAL:	1 - 4 above	32,742,563.69
add: Value Added Tax		4,062,593.40

TOTAL COSTS: 36,805,157.08

Appendix B

Letter from DCC Housing Department



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Forbairt Tithíochta,
Bloc 1, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Housing Development,
Block 1, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Phone 01-222 5379 email lorraine.gaughran@dublincity.ie

Ms. Hazel Jones
Bartra (ODG) Ltd.
Longphort House
Earlsfort Centre
Dublin 2

5th May 2021

RE: Lands at O'Devaney Gardens, Arbour Hill, Dublin 7.

Applicant: Bartra Property (ODG) Ltd.

Validation Letter - Part V

Dear Sir / Madam,

Bartra Property (ODG) Ltd. intends to lodge a planning application to develop a site located on lands at O'Devaney Gardens, Arbour Hill, Dublin 7.

Bartra Property (ODG) Ltd. has engaged in Part V discussions with Dublin City Council and an agreement to comply with their Part V requirement has been reached.

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
Administrative Officer
Housing Development