

An Bord Pleanála
64 Marlborough Street
Dublin 1

12th March 2021

PART V PROPOSAL

**RE: CHARLESTOWN PLACE SHD AT CHARLESTOWN PLACE AND ST. MARGARET'S ROAD,
CHARLESTOWN, DUBLIN 11**

APPLICANT: PUDDENHILL PROPERTY LIMITED

Dear Sir/ Madam,

In the context of the above planning application, 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 590 units and therefore the Part V requirement is 59 units.

The specific units to be allocated to Part V are identified in the Part V Unit Schedule by McCrossan O'Rourke Manning Architects below and on the Part V drawing (dwg. no. PL500) included as part of the architectural drawing pack.

The estimated costs associated with these 59 units are provided by O'Byrne Jenkins Quantity Surveyors – see Appendix A. These costs 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 and costs at the time the permission is granted.

The applicant has consulted with Fingal County Council Housing Department and will continue these discussions following a grant of permission. A Part V validation letter from Fingal Co Co is also attached.

We trust that this is in order.

Yours sincerely,



BMA Planning

BLOCK 4 - PART V UNITS		
CORE 1		
UNIT	TYPE	AREA
1	TWO BED	74.3 sq.m
2	ONE BED	48.6 sq.m
3	ONE BED	47.9 sq.m
4	ONE BED	67.6 sq.m
5	TWO BED	83.4 sq.m
6	TWO BED	74.3 sq.m
7	ONE BED	48.6 sq.m
8	ONE BED	48.6 sq.m
9	TWO BED	80.5 sq.m
10	TWO BED	83.4 sq.m
11	TWO BED	74.3 sq.m
12	ONE BED	48.6 sq.m
13	ONE BED	48.6 sq.m
14	TWO BED	80.5 sq.m
15	TWO BED	83.4 sq.m
17	ONE BED	48.6 sq.m
18	ONE BED	48.6 sq.m
19	TWO BED	80.5 sq.m
22	ONE BED	48.6 sq.m
23	ONE BED	48.6 sq.m
24	TWO BED	80.5 sq.m
CORE 2		
33	TWO BED	77.3sq.m
34	ONE BED	48.6 sq.m
38	TWO BED	77.3sq.m
39	ONE BED	48.6 sq.m
43	TWO BED	77.3sq.m
44	ONE BED	48.6 sq.m
48	TWO BED	77.3sq.m
49	ONE BED	48.6 sq.m
CORE 3		
56	TWO BED	80.6 sq.m
57	TWO BED	80.8 sq.m
58	TWO BED	86.4 sq.m
59	ONE BED	51.4 sq.m
60	TWO BED	64.4 sq.m
61	THREE BED	104.1 sq.m
62	TWO BED	83.6 sq.m
63	ONE BED	49.6 sq.m
64	TWO BED	80.8 sq.m
65	TWO BED	80.6 sq.m
66	TWO BED	80.8 sq.m
67	TWO BED	86.4 sq.m
68	ONE BED	51.4 sq.m
69	TWO BED	80.3 sq.m
70	THREE BED	104.1 sq.m
71	TWO BED	83.6 sq.m
72	ONE BED	49.6 sq.m
73	TWO BED	80.8 sq.m
74	TWO BED	80.6 sq.m
75	TWO BED	80.8 sq.m
76	TWO BED	86.4 sq.m
77	ONE BED	51.4 sq.m
78	TWO BED	80.3 sq.m
79	THREE BED	104.1 sq.m
80	TWO BED	83.6 sq.m
81	ONE BED	49.6 sq.m
82	TWO BED	80.8 sq.m
86	ONE BED	51.4 sq.m
90	ONE BED	49.6 sq.m
95	ONE BED	49.6 sq.m
	TOTAL	4079.1 sq.m

OVERALL TOTAL:
 24 No. ONE BEDS (41%)
 32 NO. TWO BEDS (54%)
 3 NO. THREE BEDS (5%)

59 UNITS

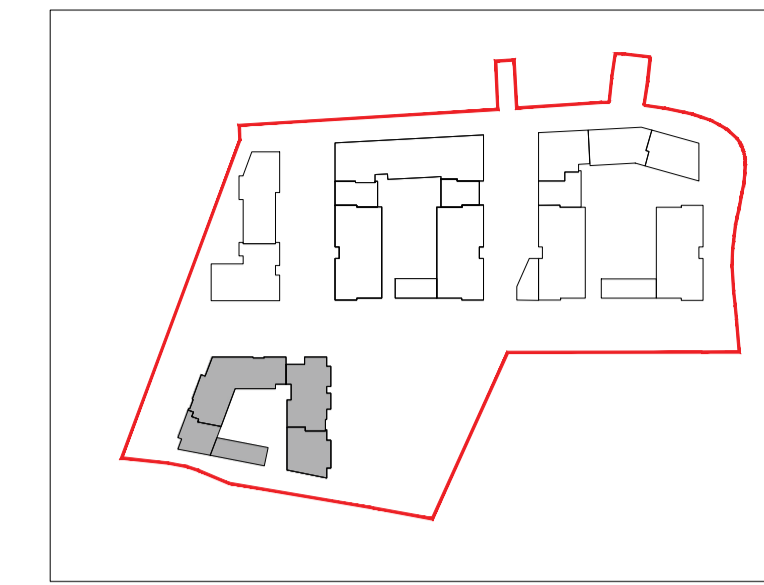
Appendix A

Part V Social Housing Details and Construction Costs Draft (by OBJ QS)



BLOCK 4 - PART V UNITS

CORE 1		
UNIT	TYPE	AREA
1	TWO BED	74.3 sq.m
2	ONE BED	48.6 sq.m
3	ONE BED	48.6 sq.m
4	ONE BED	61.6 sq.m
5	TWO BED	85.3 sq.m
6	TWO BED	74.3 sq.m
7	ONE BED	48.6 sq.m
8	ONE BED	48.6 sq.m
9	TWO BED	80.5 sq.m
10	TWO BED	85.3 sq.m
11	TWO BED	74.3 sq.m
12	ONE BED	48.6 sq.m
13	ONE BED	48.6 sq.m
14	TWO BED	80.5 sq.m
15	TWO BED	85.3 sq.m
17	ONE BED	48.6 sq.m
18	ONE BED	48.6 sq.m
19	TWO BED	80.5 sq.m
22	ONE BED	48.6 sq.m
23	ONE BED	48.6 sq.m
24	TWO BED	80.5 sq.m
CORE 2		
34	TWO BED	77.3sq.m
35	ONE BED	48.6 sq.m
39	TWO BED	77.3sq.m
40	ONE BED	48.6 sq.m
44	TWO BED	77.3sq.m
45	ONE BED	48.6 sq.m
49	TWO BED	77.3sq.m
50	ONE BED	48.6 sq.m
CORE 3		
57	TWO BED	80.8 sq.m
58	TWO BED	81.0 sq.m
59	TWO BED	86.3 sq.m
60	ONE BED	51.4 sq.m
61	TWO BED	67.7 sq.m
62	THREE BED	103.6 sq.m
63	TWO BED	83.2 sq.m
64	ONE BED	49.6 sq.m
65	TWO BED	80.8 sq.m
66	TWO BED	80.8 sq.m
67	TWO BED	81.0 sq.m
68	TWO BED	86.3 sq.m
69	ONE BED	51.4 sq.m
70	TWO BED	80.3 sq.m
71	THREE BED	103.6 sq.m
72	TWO BED	83.2 sq.m
73	ONE BED	49.6 sq.m
74	TWO BED	80.8 sq.m
75	TWO BED	80.8 sq.m
76	TWO BED	81.0 sq.m
77	TWO BED	86.3 sq.m
78	ONE BED	51.4 sq.m
79	TWO BED	80.3 sq.m
80	THREE BED	103.6 sq.m
81	TWO BED	83.2 sq.m
82	ONE BED	49.6 sq.m
83	TWO BED	80.8 sq.m
87	ONE BED	51.4 sq.m
91	ONE BED	49.6 sq.m
96	ONE BED	49.6 sq.m
	TOTAL	4081 sq.m



3 Site Plan Key
NTS



SECOND FLOOR PLAN



FIFTH FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN

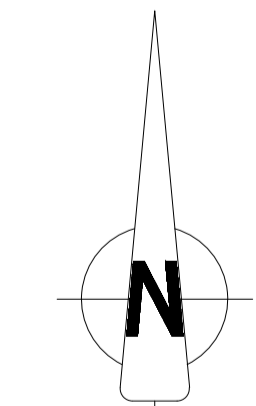


GROUND FLOOR PLAN



THIRD FLOOR PLAN

OVERALL TOTAL:
 24 No. ONE BEDS (41%)
 32 NO. TWO BEDS (54%)
 3 NO. THREE BEDS (5%)
59 UNITS



NOTES:
 DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.
 — DENOTES UNIT PROPOSED FOR PART V REQUIREMENTS
 NB. REFER TO 1:200 FLOOR PLANS AND ELEVATIONS DWGS FOR MORE DETAILS OF EACH OF THE UNITS

PLANNING APPLICATION

REVISIONS		
DATE	DESCRIPTION	No.



PROJECT TITLE: CHARLESTOWN PLACE SHD	DATE: Feb'21	DRAWN BY: PK
DRAWING TITLE: Proposed Part V Units	SCALE: 1:400	REVISION:
JOB NO: 18022		DRAWING NO: PL500
1 Grantham Street, Dublin 8, D08 A9B9, Ireland. Tel: 01-4720700 Fax: 01-4720711 E-Mail: enr@mcorm.com		

Part V Development Cost Summary

Project Name/Location:

SHD at Charlestown Place & St. Margarets Road, Charlestown, Dublin 11

Gross floor area of whole development:

52,233

m2

Number of residential units:

590

Nr

Part V percentage obligation:

10%

Number of obliged Part V units:

59

Rounded

Part V Unit type proposed:

1 Bed

QTY

SQ Mtr

Ref No. from
Site Plan

24

1195.6

see attached

Part V Unit type Area:

2 bed

32

2574.6

see attached

2 bed

0

310.8

see attached

3 bed

3

310.8

see attached

3 bed

0

4 bed

0

59

4081

0

€

**Land Cost @ Existing Use Value(without
Planning Permission) *Agricultural***

To be Determined

Per Acre

**Land Cost @ Development Use Value(with
PP)**

To be Determined

Per Acre

€

€

Construction cost

146,887,888.00

Builders profit @

14,688,788.80

10%

Sub Total 1

161,576,676.80

Land Cost	To be Determined	Existing Use Value
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The below figures can be estimates at the Pre Planning Part V Stage.

Design & certification	14,688,788.80	
Cost consultant / PM	included	
Landscape design	included	
Planning consultant	included	
Planning application & commencement notice	97,700.00	
Development contribution	included	
Bond	included	
Legal fees	1,615,766.77	
Auctioneers fees	included	
Home bond guarantee scheme	590,000.00	
Irish Water Connection	3,445,010.00	
ESB connection	826,000.00	
Financing:	24,236,501.52	
Stamp duty	To be Determined	

Sub Total 2	45,499,767.09
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Total	207,076,443.89
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Total incl. VAT	235,031,763.81
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Part V Cost(Unit)	398,358.92
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Part V Cost(Sq Metre)	4,499.68
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Mr. John Murphy
BMA Planning
Taney Hall
Eglinton Terrace
Dundrum
Dublin 14
D14 C7F7

10th March 2021

Our Ref: B173

Dear Mr. Murphy,

Re: Development at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11

I note your correspondence with regard to your client's proposed planning application for development of 590 units at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your client's Part V obligation (the location of the Part V units and the unit types to be determined) under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks,
Senior Staff Officer,
Housing Department

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath
P.O. Box 174, County Hall, Main Street, Swords, Co. Dublin

t: (01) 890 5000 info@fingal.ie www.fingal.ie

Office Address, Housing Department, Housing Development and Management Support Unit,
Grove Road, Blanchardstown, Dublin 15

t: (01) 890 5534 Email: housing@fingal.ie