



Proposed Strategic Housing Residential Development

'Kenelm' Deer Park,
Howth, Co. Dublin

Part V Proposal

HOW-MCA-00-XX-RP-A-1152

May 2021

REVISIONS:

P01 31.05.21 Issued for Planning Application

An Bord Pleanála
64 Marlborough Street
Rotunda
D01 V902

May 2021

Re: Part V Proposal - Proposed Strategic Housing Development on undeveloped lands at Deer Park, Howth, County Dublin

A Chara,

Please find enclosed supporting documentation in response to Question 19 of the Strategic Housing Development Application form which requires the submission of;

- i. details of such part or parts of the land for the proposed development or is or are specified by the Part Agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- ii. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and
- iii. a layout plan showing the location of proposed Part V units in the development.

This submission is supported by a Part V proposal setting out the number and location of proposed Part V social housing units within the scheme. A cost breakdown for the proposed Part V units is included in this submission.

The DHPCLG Housing Circular 36 2015, Section 96 (3) sets out six types of Part V agreement that may be made, including:

- i. Transfer of lands (Section 96(3), paragraph (a));
- ii. Build and transfer of up to 10% of the proposed housing units (Section 96(3), paragraph (b)(i));
- iii. Transfer of housing units on any other land in the functional area of the planning authority (Section 96(3), paragraph (b)(iv));

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- iv. Lease of housing units either on the subject site of the application or in any other location within the functional area of the planning authority (Section 96(3), paragraph (b)(iva));
- v. Combination of a transfer of land and one or more of the other options; and
- vi. Combination of options not involving a transfer of the ownership of land (Section 96(3), paragraph (b)(viii)).

The Applicant, GLL PRS Holdco Ltd., have engaged with Fingal County Council regarding their Part V obligations and are open to discussing all options, including the acquisition of unit's should this be the Council's preferred option.

This submission includes a **Letter of Validation** issued by the Housing and Community Department of Fingal County Council which states that the applicant has fulfilled their obligations in relation to Part V.

Is mise le meas,

Paula Galvin

McCutcheon Halley Chartered Planning Consultants



Mr. David Caffrey
GLL PRS Holdco Limited
15 Merrion Square
Dublin 2

12th April 2021

Our Ref: C206

Dear Mr. Caffrey,

Re: Development at Howth Road, Howth, Dublin 13

I note your correspondence with regard to your proposed planning application for development of 162 units at Howth Road, Howth, Dublin 13.

I note that you have made contact with the Housing Department and have submitted costings in respect of an agreement to satisfy your Part V obligation 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

Part V Proposal:

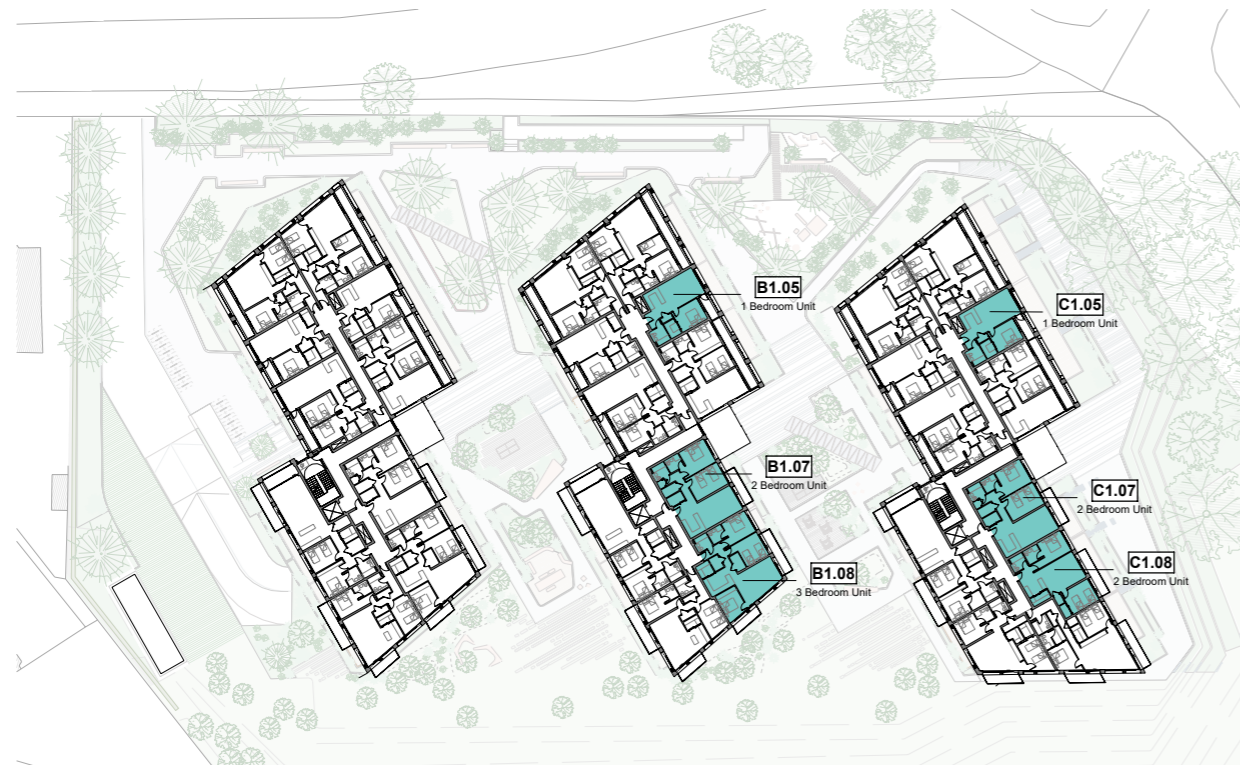
The proposed scheme is for 162 no. apartments, comprising 29 no. 1 bed-, 104 no. 2 bed- and 29 no. 3 bedroom units.

The proposal includes 16 no. Part V units distributed across Blocks B and C. The unit mix is as follows:

- 6 no. 1 bedroom units
- 7 no. 2 bedroom units
- 3 no. 3 bedroom units

The locations are illustrated in the following pages and the costings are provided at the end of the report.





1 Part V Proposal - Level 1
scale 1 : 500



2 Part V Proposal - Level 2
scale 1 : 500



3 Part V Proposal - Level 3
scale 1 : 500

Area Schedule - Part V - HQA													
Block	Level	Number	Unit Type	Type	Area	Req'd Area	Unit +/- Req'd	Req'd Area +10%	Unit +/- 10%	Unit +10%	Part V	Aspect	Orientation
Level 1													
Block B	Level 1	B1.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE - Bay	E
Block B	Level 1	B1.07	2BR-K-1	2 Bedroom Unit	86.91 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes	Yes	SINGLE	E
Block B	Level 1	B1.08	3BR-B-1	3 Bedroom Unit	99.24 m ²	90.0 m ²	9.2 m ²	99.0 m ²	0.2 m ²	Yes	Yes	DOUBLE	S & E
Block B: 3					239.46 m ²								
Block C	Level 1	C1.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE - Bay	E
Block C	Level 1	C1.07	2BR-K-1	2 Bedroom Unit	86.91 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes	Yes	SINGLE	E
Block C	Level 1	C1.08	2BR-H-1	2 Bedroom Unit	74.75 m ²	73.0 m ²	1.8 m ²	80.3 m ²	-5.5 m ²	No	Yes	SINGLE	E
Block C: 3					214.97 m ²								
Level 1: 6					454.44 m ²								
Level 2													
Block B	Level 2	B2.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE	E
Block B	Level 2	B2.07	2BR-K-1	2 Bedroom Unit	86.91 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes	Yes	SINGLE	E
Block B	Level 2	B2.08	3BR-B-1	3 Bedroom Unit	99.24 m ²	90.0 m ²	9.2 m ²	99.0 m ²	0.2 m ²	Yes	Yes	DOUBLE	S & E
Block B: 3					239.46 m ²								
Block C	Level 2	C2.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE	E
Block C	Level 2	C2.08	2BR-H-1	2 Bedroom Unit	74.75 m ²	73.0 m ²	1.8 m ²	80.3 m ²	-5.5 m ²	No	Yes	SINGLE	E
Block C: 2					128.07 m ²								
Level 2: 5					367.53 m ²								
Level 3													
Block B	Level 3	B3.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE	E
Block B	Level 3	B3.07	2BR-K-1	2 Bedroom Unit	86.91 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes	Yes	SINGLE	E
Block B	Level 3	B3.08	3BR-B-1	3 Bedroom Unit	99.24 m ²	90.0 m ²	9.2 m ²	99.0 m ²	0.2 m ²	Yes	Yes	DOUBLE	S & E
Block B: 3					239.46 m ²								
Block C	Level 3	C3.05	1BR-A-2	1 Bedroom Unit	53.31 m ²	45.0 m ²	8.3 m ²	49.5 m ²	3.8 m ²	Yes	Yes	SINGLE	E
Block C	Level 3	C3.08	2BR-H-1	2 Bedroom Unit	74.75 m ²	73.0 m ²	1.8 m ²	80.3 m ²	-5.5 m ²	No	Yes	SINGLE	E
Block C: 2					128.07 m ²								
Level 3: 5					367.53 m ²								
Grand total: 16					1189.50 m²								

Refer to Schedule HOW-MCA-00-XX-SH-A-1140 for full Housing Quality Audit

NOTES:

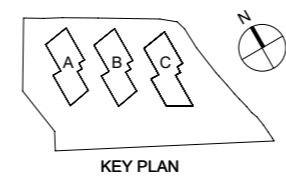
Check all dimensions on site. Do not rely on scaled dimensions. This drawing must be read in conjunction with all relevant contract documents.

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REFER TO BERNARD SEYMOUR LANDSCAPE ARCHITECTS' DRAWINGS FOR ALL LANDSCAPING INFORMATION.

REFER TO BARRETT MAHONY CONSULTING ENGINEERS' DRAWINGS FOR ALL STRUCTURAL, CIVIL & DRAINAGE INFORMATION.

REFER TO DRAWING NUMBERS 1130-1133 FOR ALL INTERNAL APARTMENT LAYOUTS, AREAS, & DIMENSIONS.



Rev	Date	Description	Dn	Chkd
P01	21-09-2020	Draft Pre-Application Consultation Issue	GV	GM
P02	18-10-2020	Issues for Pre-Application Consultation	GV	GM
P03	26-05-2021	Issued for Planning Application	GV	GM

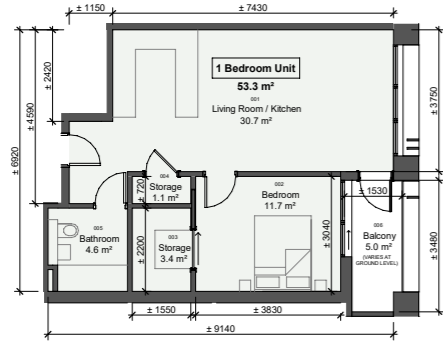
Architecture + Interior Design + Masterplanning + Project Management

MCA ARCHITECTS

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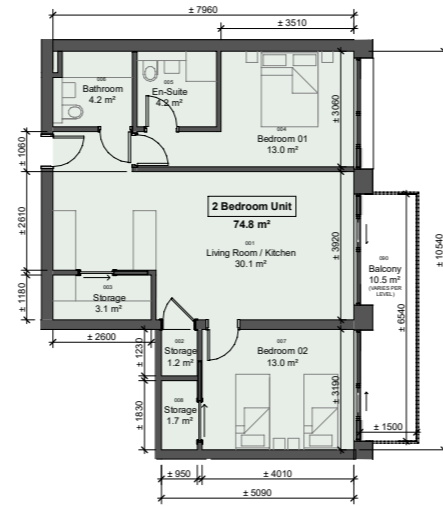
Client:	GLL PRS Holdco Limited	Job No:	
Project:	'KENELM' SHD, DEER PARK, HOWTH	Sheet:	A1
Drawing:	Part V Proposal - Distribution	Scale:	As Indicated
Stage:	PLANNING	Status Code:	S4
Status:	FOR STAGE APPROVAL	Drawing Number:	HOW-MCA-00-00-DR-A-1102

REVISION: P03



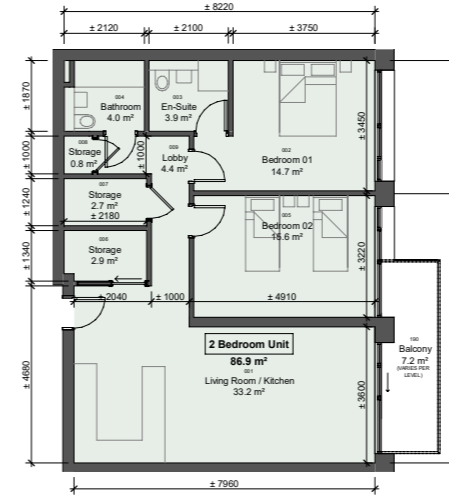
1 Unit Type 1BR-A-2
scale 1 : 100

Unit Type 1BR-A-2		
No.	Name	Area
001	Living Room / Kitchen	30.7 m ²
002	Bedroom	11.7 m ²
003	Storage	3.4 m ²
004	Storage	1.1 m ²
005	Bathroom	4.6 m ²
Net Internal Area:		51.5 m ²
Gross Internal Area:		53.3 m ²



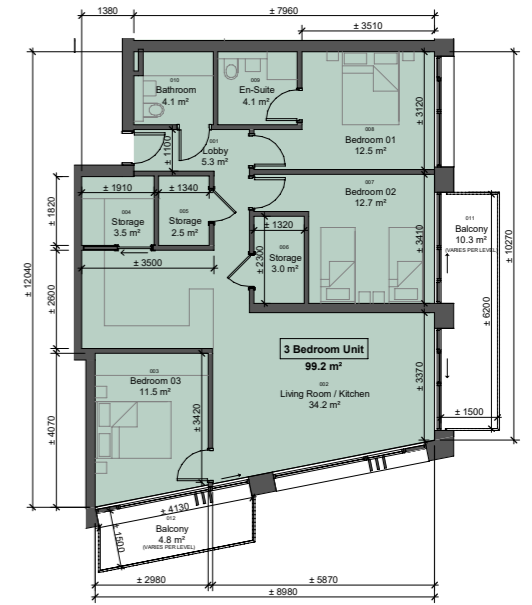
2 Unit Type 2BR-H-1
scale 1 : 100

Unit Type 2BR-H-1		
No.	Name	Area
001	Living Room / Kitchen	30.1 m ²
002	Storage	1.2 m ²
003	Storage	3.1 m ²
004	Bedroom 01	13.0 m ²
005	En-Suite	4.2 m ²
006	Bathroom	4.2 m ²
007	Bedroom 02	13.0 m ²
008	Storage	1.7 m ²
Net Internal Area:		70.5 m ²
Gross Internal Area:		74.8 m ²



3 Unit Type 2BR-K-1
scale 1 : 100

Unit Type 2BR-K-1		
No.	Name	Area
001	Living Room / Kitchen	33.2 m ²
002	Bedroom 01	14.7 m ²
003	En-Suite	3.9 m ²
004	Bathroom	4.0 m ²
005	Bedroom 02	15.6 m ²
006	Storage	2.9 m ²
007	Storage	2.7 m ²
008	Storage	0.8 m ²
009	Lobby	4.4 m ²
Net Internal Area:		82.2 m ²
Gross Internal Area:		86.9 m ²



4 Unit Type 3BR-B-1
scale 1 : 100

Unit Type 3BR-B-1		
No.	Name	Area
001	Lobby	5.3 m ²
002	Living Room / Kitchen	34.2 m ²
003	Bedroom 03	11.5 m ²
004	Storage	3.5 m ²
005	Storage	2.5 m ²
006	Storage	3.0 m ²
007	Bedroom 02	12.7 m ²
008	Bedroom 01	12.5 m ²
009	En-Suite	4.1 m ²
010	Bathroom	4.1 m ²
Net Internal Area:		93.3 m ²
Gross Internal Area:		99.2 m ²

NOTES:

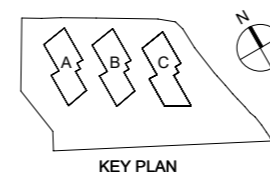
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P02	19-10-2020	Issued for Pre-Application Consultation	GV	GM
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Architecture + Interior Design + Masterplanning + Project Management

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ARCHITECTS

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Client:	GLL PRS Holdco Limited	Job No:	2019.19
Project:	'KENELM' SHD, DEER PARK, HOWTH	Sheet:	A1
Drawing:	Part V Proposal - Typical Layouts	Scale:	1 : 100
Stage:	PLANNING	Status Code:	S4
Status:	FOR STAGE APPROVAL	Drawing Number:	HOW-MCA-00-00-DR-A-1103

REVISION:
P03

NAME OF DEVELOPMENT:

Howth Road

Planning Reg Reference

NET FLOOR AREA RESIDENTIAL ELEMENT;

13,081	100%	13081.00
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Part V 10% requirement

1,308.1 m2

TOTAL NO. OF UNITS IN DEVELOPMENT

162 nr

No of 1 BED Apts	25.00
No of 2 BED Apts	111.00
No of 3 BED Apts	26.00
Studios	-

No of 1 BED Duplex	-
No of 2 BED Duplex	-
No of 3 BED Duplex	-
No of 4 BED Duplex	-

No of 1 BED Houses	
No of 2 BED Houses	
No of 3 BED Houses	
No of 4 BED Houses	

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	30,674,945 €	2,345.00
2) ABNORMAL COSTS (Basement)	4,955,639 €	378.84
3) ABNORMAL COSTS (Rock)	1,453,138 €	111.09
4) ABNORMAL COSTS (Sloping Site - Excavation & Disposal)	985,535 €	75.34
5) ABNORMAL COSTS (Retaining Wall to rear)	225,000 €	17.20
6) ABNORMAL COSTS (Ground water control)	150,000 €	11.47
7) ABNORMAL COSTS (Public Works)	245,000 €	18.73
8) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	2,901,694 €	221.83
ATTRIBUTABLE COSTS		
9) DESIGN FEES (7.5% OF CONSTRUCTION COSTS)	2,901,694	221.83
10) PLANNING APPLICATION FEES	10,530	
11) FIRE CERTIFICATE FEES	12,500	
12) ARCHAEOLOGICAL FEES	30,000	
13) LEGAL FEES	309,514	
14) HOMEBOND	133,650	
15) SITE SURVEY	40,000	
16) UTILITY & CONNECTION CHARGES	486,000	
17) FINANCING COSTS	2,514,802	
SUB TOTAL	48,029,641	
18) SITE COST	9,720,000	743.06
19) VAT @ 13.5%	7,796,202	
TOTAL	65,545,842	
COST PER M2 EXCLUSIVE OF VAT		

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	6,438,690	492.22
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PREPARED BY:	Development Potential Value (DPV)	9,720,000	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	86,163		848,420
APPROVED FOR RECOMMENDATION BY:		9,633,837	Shortfall due to LA	114,964
	PG @10%	963,384		

743.06

6.59

736.48 Net monetary value per m2