

Dublin City Council
Planning Department
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

25 November 2020

Subject to Agreement/Without Prejudice

RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. SHD PLANNING APPLICATION FOR A RESIDENTIAL TOWER BUILDING AT PARKGATE STREET, BY RUIRSIDE DEVELOPMENTS LIMITED AT 42A PARKGATE STREET, DUBLIN 8

Dear Sir/Madam,

We are instructed by the Applicant, Ruirside Development Limited, of Usher House, Main Street Dundrum Dublin 14, to write to the Planning Authority regarding the above.

We refer to the above mentioned SHD planning application which is to be made to An Bord Pleanala. Proposed development comprises a residential building (198 apartments), which will form an integrated part of mixed use "Build to Rent" development consented under ABP-306569. Set out herewith, pursuant to SI No. 387 of 2015, are details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with Dublin City Council prior to submission of the Commencement Notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Preferred Option to Comply with Part V

Grant a lease of 10% of the “Build to Rent” apartment units to the planning authority, or persons nominated by the authority, by way of an Enhanced / Long Term Leasing on the site subject to the application.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is based on a 25 year lease €89,612 per month on the basis of the Council Leasing 52 no. units.

Identification of Units

In the context of the development is a mixed-use scheme Part consented 321 units, with an application to add a further 198 “Build to Rent” Units as proposed in this planning application it is therefore proposed to provide up to 52 units on site in total to comply with Part V of the Act. The table below identifies these units within the already consented scheme.

Part V Apartments			
Level	Apartment No.	Apartment Type	
		Reference	Description
L02	B.L02.01	BBV201	2 Bed Apartmet
	B.L02.02	BBV101	1 Bed Apartment
	B.L02.03	BBV102	1 Bed Apartment
	B.L02.04	BBV001	Studio
	B.L02.05	BBV103A	1 Bed Apartment
	B.L02.06	BBV103B	1 Bed Apartment
	B.L02.07	BBV103	1 Bed Apartment
	B.L02.08	BBV103	2 Bed Apartmet
	B.L02.09	BBV202	1 Bed Apartment
L03	B.L03.01	BBV201	2 Bed Apartmet
	B.L03.02	BBV101	1 Bed Apartment
	B.L03.03	BBV102	1 Bed Apartment
	B.L03.04	BBV001	Studio
	B.L03.05	BBV103A	1 Bed Apartment
	B.L03.06	BBV103B	1 Bed Apartment
	B.L03.07	BBV103	1 Bed Apartment
	B.L03.08	BBV103	2 Bed Apartmet
	B.L03.09	BBV202	1 Bed Apartment
L04	B.L04.01	BBV201	2 Bed Apartmet
	B.L04.02	BBV101	1 Bed Apartment
	B.L04.03	BBV102	1 Bed Apartment
	B.L04.04	BBV001	Studio
	B.L04.05	BBV103A	1 Bed Apartment
	B.L04.06	BBV103B	1 Bed Apartment
	B.L04.07	BBV103	1 Bed Apartment
	B.L04.08	BBV103	2 Bed Apartmet
	B.L04.09	BBV202	1 Bed Apartment

L05	B.L05.01	BBV201	2 Bed Apartmet
	B.L05.02	BBV101	1 Bed Apartment
	B.L05.03	BBV102	1 Bed Apartment
	B.L05.04	BBV001	Studio
	B.L05.05	BBV103A	1 Bed Apartment
	B.L05.06	BBV103B	1 Bed Apartment
	B.L05.07	BBV103	1 Bed Apartment
	B.L05.08	BBV103	2 Bed Apartmet
	B.L05.09	BBV202	1 Bed Apartment
L06	B.L06.01	BBV201	2 Bed Apartmet
	B.L06.02	BBV101	1 Bed Apartment
	B.L06.03	BBV102	1 Bed Apartment
	B.L06.04	BBV001	Studio
	B.L06.05	BBV103A	1 Bed Apartment
	B.L06.06	BBV103B	1 Bed Apartment
	B.L06.07	BBV103	1 Bed Apartment
	B.L06.08	BBV103	2 Bed Apartmet
	B.L06.09	BBV202	1 Bed Apartment
L07	B.L07.01	BBV201	2 Bed Apartmet
	B.L07.02	BBV203	2 Bed Apartmet
	B.L07.03	BBV001	Studio
	B.L07.04	BBV103A	1 Bed Apartment
	B.L07.05	BBV103B	1 Bed Apartment
	B.L07.06	BBV103	1 Bed Apartment
	B.L07.07	BBV202	2 Bed Apartmet

Zero Car Parking allocation as residential car parking is being provided via a club car arrangement

Unit location set out on attached Maps

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out above follows Option 4 of Circular Letter 10/2015. The breakdown of costs are set out below: -

Calculations/ Methodology:										
Unit	Type	size	No.	Discount to Market to cover responsibilities taken on by local authority and amenity provided	Market Rent Monthly discounted	Rent Yearly discounted	Total Rent per Year	Yearly Service Charge/unit	Total Costs Per Year	
Studio	Type 2p	37.10 - 37.40 m2	6	90%	€ 1,485	€ 17,820	€ 106,920	Incl	€ 106,920	
1 Bed	Type 2p	45.30 - 50.00 m2	33	90%	€ 1,755	€ 21,060	€ 694,980	Incl	€ 694,980	
2 Bed	Type 3p	65.00 m2	1	90%	€ 2,070	€ 24,840	€ 24,840	Incl	€ 24,840	
2 Bed	Type 4p	73.10 - 77.00 m2	12	90%	€ 2,250	€ 27,000	€ 324,000	Incl	€ 324,000	
Car Parking (being provided by a Club Share arrangement)							N/A	N/A	N/A	
									Total yearly rent	€ 1,150,740
Estimated Cost Monthly to the Local Authority									€ 95,895	
Monthly reduction to cover net monetary value (by way of Reduced Rent)									6,283	
Revised Monthly Payment to Landlord									€ 89,612	

Further to a call with DCC Part V it is proposed that the monthly reduction to cover net monetary value is by way of reduction on monthly rent for a period of 300 months over the lease length of 300 months, it is now understood that there may be a preference for this to be converted, with agreement, so as it is represented as a rent free for a period of years.

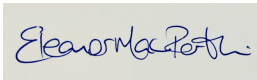
The Discount to Market is based on a Long-Term Leasing, in line with the draft form issued and accounting for the level of amenity in the scheme.

We would request that a Validation letter – Part V could be issued to accompany our impending SHD planning application.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,



Eleanor Mac Partlin
STEPHEN LITTLE & ASSOCIATES



2nd - 6th Floor Plan - Part V
1 : 500



7th Floor Plan - Part V
1 : 500



Ground Floor - Part V - Entrance
1 : 500



9th Floor Plan - Part V
1 : 500

Part V Apartments			
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L02	B.L02.01	BBV201	2 Bed Apartmet
	B.L02.02	BBV101	1 Bed Apartment
	B.L02.03	BBV102	1 Bed Apartment
	B.L02.04	BBV001	Studio
	B.L02.05	BBV103A	1 Bed Apartment
	B.L02.06	BBV103B	1 Bed Apartment
	B.L02.07	BBV103	1 Bed Apartment
	B.L02.08	BBV103	2 Bed Apartment
	B.L02.09	BBV202	1 Bed Apartment
L03	B.L03.01	BBV201	2 Bed Apartment
	B.L03.02	BBV101	1 Bed Apartment
	B.L03.03	BBV102	1 Bed Apartment
	B.L03.04	BBV001	Studio
	B.L03.05	BBV103A	1 Bed Apartment
	B.L03.06	BBV103B	1 Bed Apartment
	B.L03.07	BBV103	1 Bed Apartment
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	B.L04.03	BBV102	1 Bed Apartment
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	B.L04.05	BBV103A	1 Bed Apartment
	B.L04.06	BBV103B	1 Bed Apartment
	B.L04.07	BBV103	1 Bed Apartment
	B.L04.08	BBV103	2 Bed Apartment
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	B.L06.07	BBV103	1 Bed Apartment
	B.L06.08	BBV103	2 Bed Apartment
	B.L06.09	BBV202	1 Bed Apartment
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	B.L07.02	BBV203	2 Bed Apartment
	B.L07.03	BBV001	Studio
	B.L07.04	BBV103A	1 Bed Apartment
	B.L07.05	BBV103B	1 Bed Apartment
	B.L07.06	BBV103	1 Bed Apartment
	B.L07.07	BBV202	2 Bed Apartment

Apartment Type Schedule						
Type Ref.	No. of beds		Floor Area m ²		Total No.	Percentage
	1	2	Required	Achieved		
BBV001	•		37	37	6	12%
BBV101	•		45	51	5	10%
BBV102	•		45	45	5	10%
BBV103	•		45	46.9	11	21%
BBV103A	•		45	51	6	12%
BBV103B	•		45	46	6	12%
BBV201		•	73	77	6	12%
BBV202		•	73	73	6	12%
BBV202		•	63	69	1	2%

Notes:
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

OSi License Number - AR 005219
Projection / Spatial Reference:
Projection: IRENE190_3m_Transverse_Mercator
Centre Point Coordinates:
X/Y: 71367.3699,73403.2446
Reference Grid:
Map Series / Map Sheets
1:1,000 | 3263-02
1:1,000 | 3263-08
1:1,000 | 3263-07
1:1,000 | 3263-03
Vertical Datum:
MALIN HEAD

- 2 Bed Apartment
- 2 Bed Apartment (3p)
- 1 Bed Apartment
- Studio
- Circulation
- Amenity

DRAFT

Rev	Date	DRN	Description



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Client Details:
Ruiside Developments Ltd.

Project Details:
PGATE
42A Parkgate Street, Dublin 8

Drawing Title:
Proposed Part V Plans

Job No P18-107D	Date	Scale@A1 1:200
Status Planning	Drawn By: M.McGuire	Checked By: E.O'Brien
Purpose Information	Drawing Number PGATE-RAU-ZZ-ZZ-DR-A-GAP-31140	Revision