

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

1<sup>st</sup> October 2021

**PART V PROPOSAL**

**RE: PARK WEST SHD, PARK WEST AVENUE AND PARK WEST ROAD, PARK WEST, Dublin  
12**  
**APPLICANT: Greenseed Limited**

Dear Sir/ Madam,

In the context of the above planning application, the applicant proposes to allocate 10% of the proposed units on site as shown in the attached drawings by Darmody Architecture 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 750 units and therefore the Part V requirement is 75 units.

The specific units to be allocated to Part V are identified in the Part V Unit County Schedule by Darmody Architecture below and on the Part V drawings included as part of the architects Drawing Schedule.

The estimated costs associated with the proposed Part V units are provided by Greenseed Limited – see Appendix A below. 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 Dublin City Council Housing Department and will continue these discussions following a grant of permission. A Part V validation letter is also attached.

We trust that this is in order.

Yours sincerely,



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BMA Planning

# Appendix A

***Part V Construction Costs***  
(by Greenseed Limited)

**PROPOSED SALE COSTS FOR '75 NO. HOUSING UNITS' TO DCC FOR PART V**

**Proposed Cost Summary**

Ref:	Description/Cost Item:	Total Cost	Cost per Unit	Comments:
		EUR	EUR	
1.	<b>Normal Construction Costs (ex. VAT &amp; builders profit)</b>	16,946,496	225,953	See <b>Table A</b> for the GIFA calculations for the 75 housing units. An estimated construction cost per M2 is included for the purpose of this estimate.
2.	<b>Inflation</b>	2,541,974	33,893	A provisional allowance of 15% has been added for inflation throughout the expected 3 year construction period.
3.	<b>Development Costs</b>			
3a	Professional Fees including Legal Fees	1,559,078	20,788	A provision of 8% has been added for PM and design team fees.
3b	Service Connections	450,000	6,000	A budget cost of EUR 6,000 has been added per unit for utility connections.
3c	Development Contributions	EXCL	0	Excluded on the basis that Part V units are exempt from development contribution payments.
3d	Site Investigations	50,000	667	A provision of EUR 50,000 is included for ground investigations.
3e	Planning Fees and Charges	150,000	2,000	A budget cost of EUR 2,000 has been added for professional and planning fees related to securing planning permission.
3f	Financing Charges @ 8%	1,735,804	23,144	Finance charges have been included at 8% of the above cost items.
3g	Sub-Total	<b>23,433,352</b>	<b>312,445</b>	
4.	Profit @ 10%	2,343,335	31,244	Profit is included at 10% of the development costs.
5.	Land Costs	160,000	2,133	Based on preliminary market studies, a provision of EUR 80,000 per acre has been applied to the estimated 2 acres of the development which are apportioned to the subject 75 housing units.
<b>6.</b>	<b>Sub-total (excl VAT)</b>	<b>25,936,687</b>	<b>345,822</b>	
7.	VAT	3,668,565	48,914	See <b>Table B</b> . VAT has been calculated at 13.5% on all items except for Professional and Planning Fees. VAT has been applied at 23% to Professional and Planning fees.
<b>8.</b>	<b>TOTAL</b>	<b>29,605,252</b>	<b>394,737</b>	

**Cuil Duin Residential Development**

**PROPOSED SALE COSTS FOR '52 NO. HOUSING UNITS' TO SDCC FOR PART V**

**TABLE A - CONSTRUCTION COSTS**

Ref:		GIFA	COST/M2	COST / M2	Comment:
	<b>PHASE 1 &amp; 2</b>				
1	House Building Cost	5,604	2,400	13,449,600	Estimate included per M2.
2	External Works			672,480	Included at 5%
3	Site Development Works			2,017,440	Included at 15%
	<b>Sub-total</b>			<b>16,139,520</b>	
4	Design Contingency			806,976	Allowance of 5% included.
5	Preliminaries				Included under Item 1
6	Profit			EXCL	
7	<b>TOTAL</b>	<b>5,604</b>	<b>3,024</b>	<b>16,946,496</b>	

**TABLE B - TAX ESTIMATES**

Ref:		COST excl VAT	VAT	VAT Rate Applied	Comment:
1	Normal Construction Costs	16,946,496	2,287,777	13.5%	
2	Inflation	2,541,974	343,167	13.5%	
3	Professional Fees including Legal Fees	1,559,078	358,588	23%	
4	Service Connections	450,000	60,750	13.5%	
5	Development Contributions	-			
6	Site Investigations	50,000	11,500	23%	
7	Planning Fees and Charges	150,000	34,500	23%	
8	Financing Charges @ 8%	1,735,804	234,334	13.5%	
9	Profit @ 10%	2,343,335	316,350	13.5%	
10	Land Costs	160,000	21,600	13.5%	
11	<b>TOTAL</b>		<b>3,668,565</b>		

# Appendix B

## *Part V Schedule of Accommodation*

**PART V SCHEDULE**



**Application:** Residential Development (SHD)  
at Park West Avenue & Park West Road, Park West, Dublin 12  
**Date:** 03rd September 2021

Apt Type	Description	Unit Types total numbers	Part V Unit Types total numbers	Mix of Total Part V	Min. Area req'd (GFA)	Area (GFA)	Total GFA PART V
		No.	No.	%	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )
Apt Type 1A	1Bed/2Person/1 Storey	144	8	10.7%	45	50.6	404.8
Apt Type 1C	1Bed/2Person/1 Storey	16	4	5.3%	45	46	184.0
Apt Type 1D	1Bed/2Person/1 Storey	12	2	2.7%	45	50.6	101.2
Apt Type 1F	1Bed/2Person/1 Storey	13	2	2.7%	45	49.5	99.0
Apt Type 1I	1Bed/2Person/1 Storey	8	1	1.3%	45	52.4	52.4
Apt Type 1K	1Bed/2Person/1 Storey	7	2	2.7%	45	52.2	104.4
Apt Type 2A	2 Bed/2Person/1 Storey	136	12	16.0%	73	75.1	901.2
Apt Type 2B	2 Bed/2Person/1 Storey	58	4	5.3%	73	76	304.0
Apt Type 2C	2 Bed/2Person/1 Storey	44	14	18.7%	73	81.9	1146.6
Apt Type 2F	2 Bed/2Person/1 Storey	20	8	10.7%	73	81.2	649.6
Apt Type 2G	2 Bed/2Person/1 Storey	19	2	2.7%	73	73.3	146.6
Apt Type 2H	2 Bed/2Person/1 Storey	4	4	5.3%	73	84	336.0
Apt Type 3A	3 Bed/5Person/1 Storey	5	2	2.7%	90	107.1	214.2
Apt Type 3B	3 Bed/5Person/1 Storey	4	4	5.3%	90	103.4	413.6
Unit Type D2A	2 Bed/4 Person/ 2 Storey	31	6	8.0%	73	91.07	546.4
			75	100.0%			5604.0
<b>TOTAL No. PART V Units</b>			<b>75</b>	<b>(= 10% of total units No.)</b>			<b>5604.0</b>

# Appendix C

## *Part V Location Plan and Floor Plans*



ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

**NOTES:**  
 Do not scale from this drawing.  
 Any discrepancies found on site to be reported to Darmody Architects immediately.  
 Any discrepancies found on drawings to be reported to Darmody Architects immediately.  
 Refer to engineers drawings for structural details.  
 All dimensions sized to blockwork.

ORANGE SURVEY IRELAND LICENSE NO. A0000021  
 DRAWING NUMBER OR DIGITAL MARK NO.  
 3536-AR, 3536-AL, 3536-AS, 3536-AT, 3536-AY, 3536-BA, 3536-BB, 3536-BC, 3536-BD, 3536-BE, 3536-BF, 3536-BG, 3536-BH, 3536-BI, 3536-BJ, 3536-BK, 3536-BL, 3536-BM, 3536-BN, 3536-BO, 3536-BP, 3536-BQ, 3536-BR, 3536-BS, 3536-BT, 3536-BU, 3536-BV, 3536-BW, 3536-BX, 3536-BY, 3536-BZ, 3536-CA, 3536-CB, 3536-CC, 3536-CD, 3536-CE, 3536-CF, 3536-CG, 3536-CH, 3536-CI, 3536-CJ, 3536-CK, 3536-CL, 3536-CM, 3536-CN, 3536-CO, 3536-CP, 3536-CQ, 3536-CR, 3536-CS, 3536-CT, 3536-CU, 3536-CV, 3536-CW, 3536-CX, 3536-CY, 3536-CZ, 3536-DA, 3536-DB, 3536-DC, 3536-DD, 3536-DE, 3536-DF, 3536-DG, 3536-DH, 3536-DI, 3536-DJ, 3536-DK, 3536-DM, 3536-DN, 3536-DO, 3536-DP, 3536-DQ, 3536-DR, 3536-DS, 3536-DT, 3536-DU, 3536-DV, 3536-DW, 3536-DX, 3536-DY, 3536-DZ, 3536-EA, 3536-EB, 3536-EC, 3536-ED, 3536-EE, 3536-EF, 3536-EG, 3536-EH, 3536-EI, 3536-EJ, 3536-EK, 3536-EL, 3536-EM, 3536-EN, 3536-EO, 3536-EP, 3536-EQ, 3536-ER, 3536-ES, 3536-ET, 3536-EU, 3536-EV, 3536-EW, 3536-EX, 3536-EY, 3536-EZ, 3536-FA, 3536-FB, 3536-FC, 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XREF'S:  
 CAD REF.

**DRAWING KEY**

Delimited Site Boundary

Part V Provision Units

**SCALE BAR**

0 25 50m

**DRAWING KEY**

NORTH POINT

02-PA-005

creative innovative flexible

**darmody architecture**

91 Townsend Street, Dublin 2  
 353 1 672 9907  
 info@darmodyarchitecture.com  
 darmodyarchitecture.com

Rev. No.	Scale	Date	Des. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

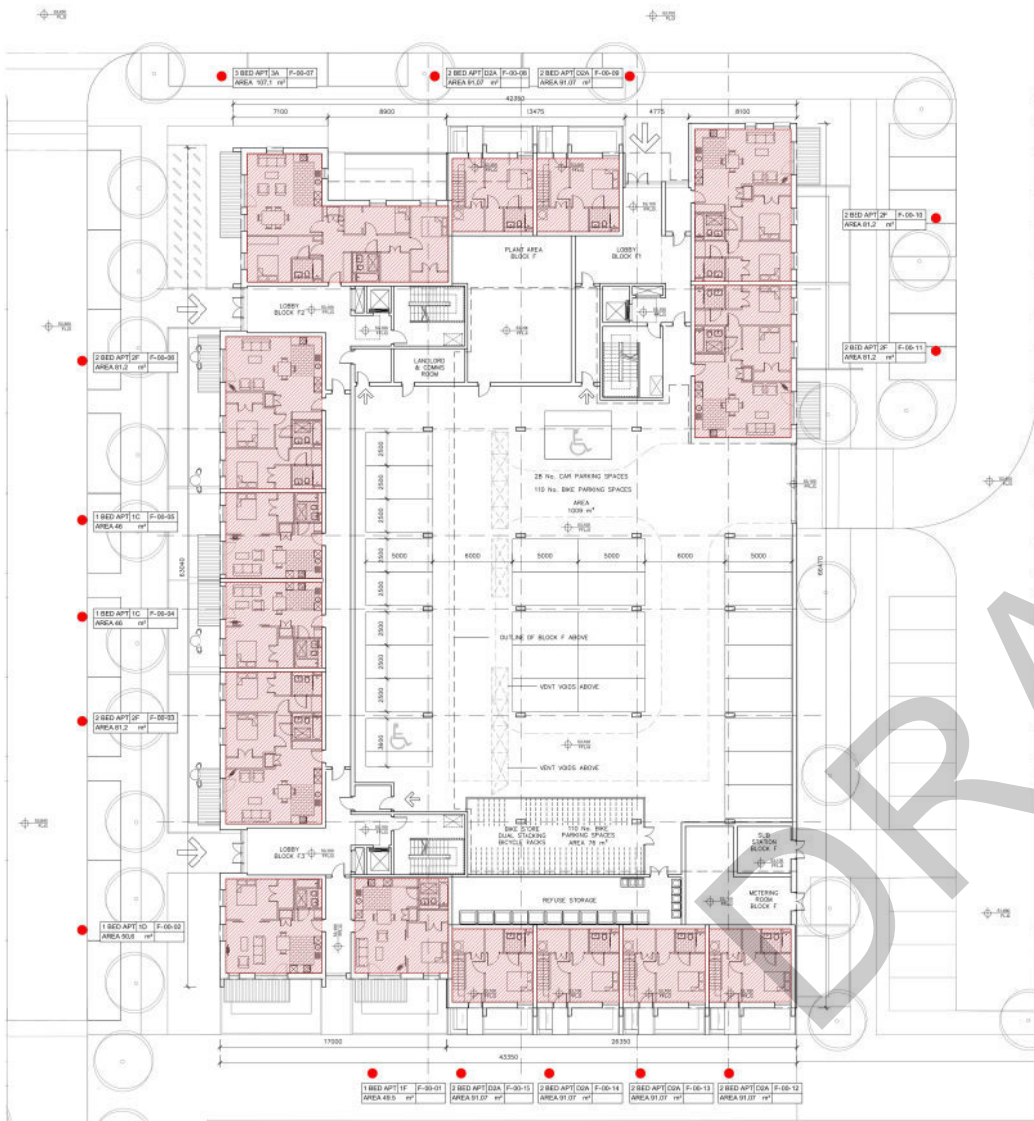
Project: Residential Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12

Title: PROPOSED SITE PLAN PART V PROVISION

Client: Greenseed Ltd.

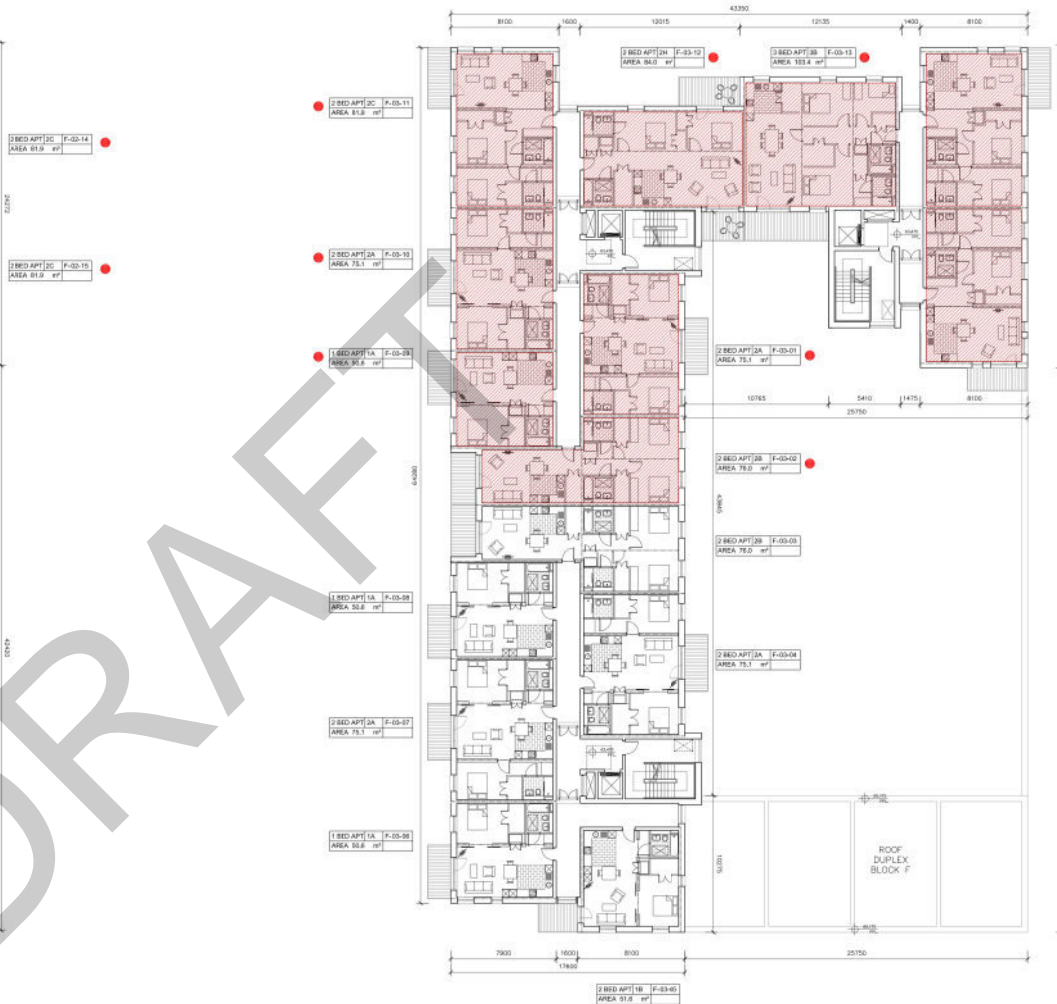
Dwg. No: PA-005 Job No: 18006





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	<p>08/23 CAD REF.</p>					<p>0</p>		<p>08/23</p>		<p>Rev. No. Scale Date Dim. By Ckd. By Issue</p> <p>1:200 @ A1 03/09/2021 Adam Broczek Tim Darmody PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-V-100-F 18006</p>



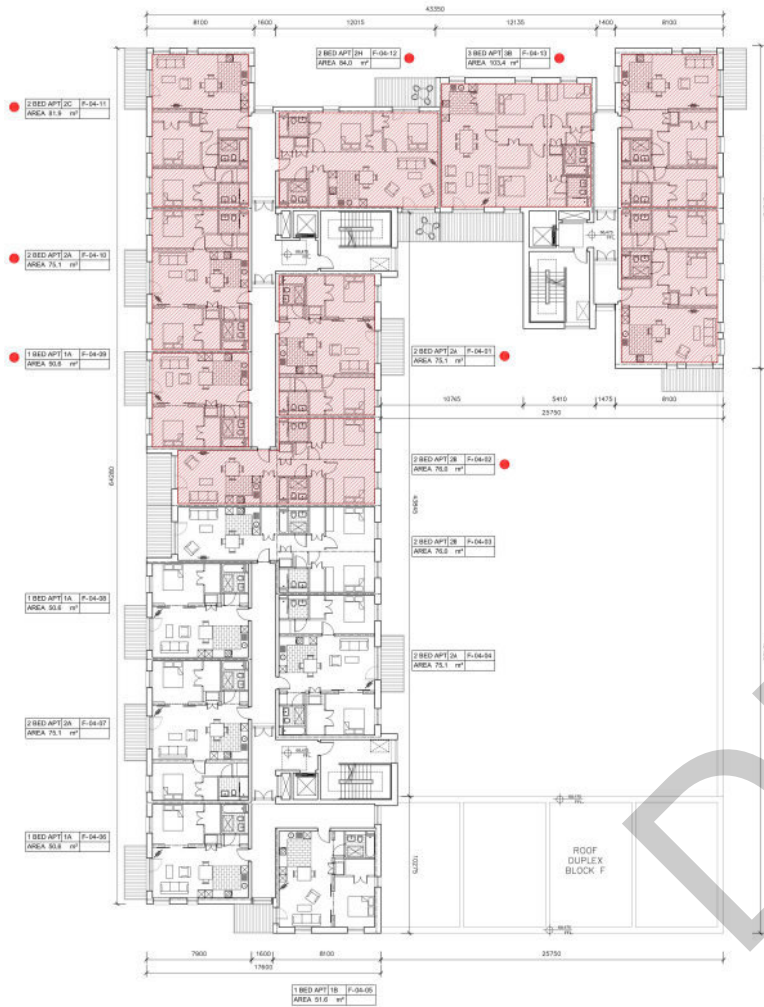
01 Part V Provision - Block F Proposed 2nd Floor Plan  
1:200

02 Part V Provision - Block F Proposed 3rd Floor Plan  
1:200

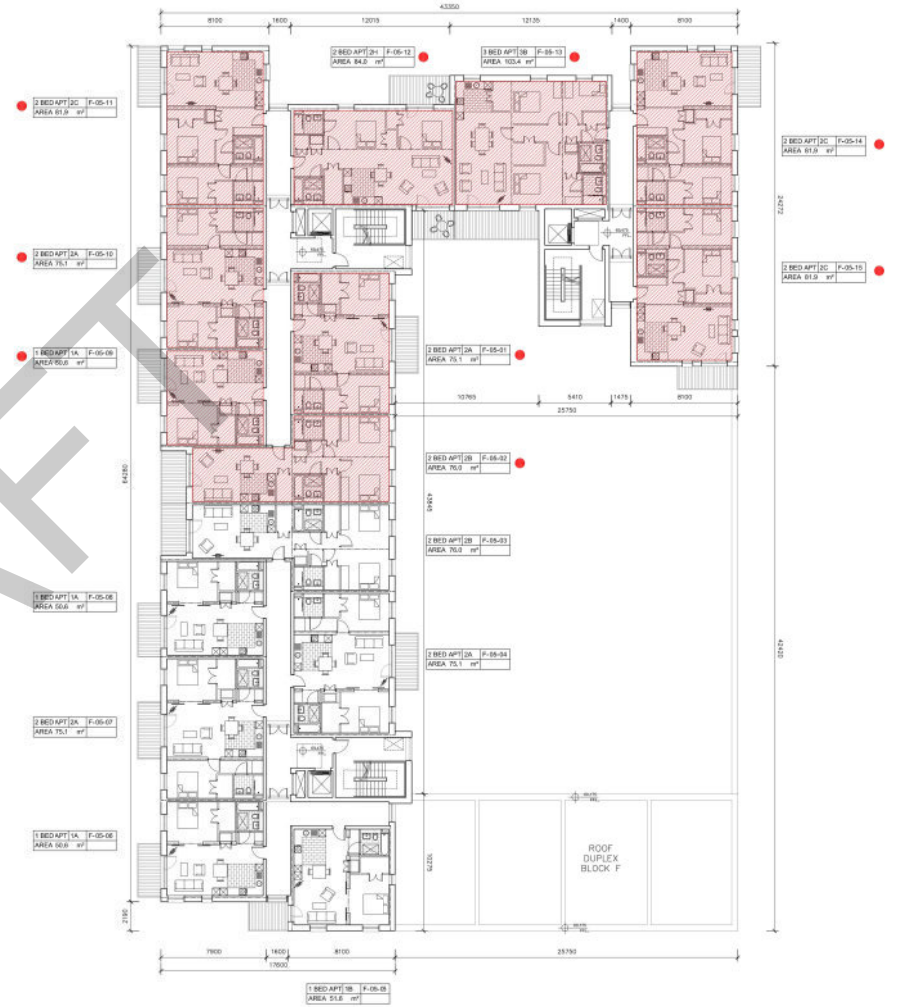
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	<p>08/23 CAD: RET.</p>						<p>Rev. No. Scale Date Dim. By Ckd. By Issue</p> <p>1:200 @ A1 03/09/2021 Adam Broczek Tim Darmody PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-V-101-F 18006</p>			





01 Part V Provision -Block F Proposed 4th Floor Plan  
PA-V-102-F  
1:200



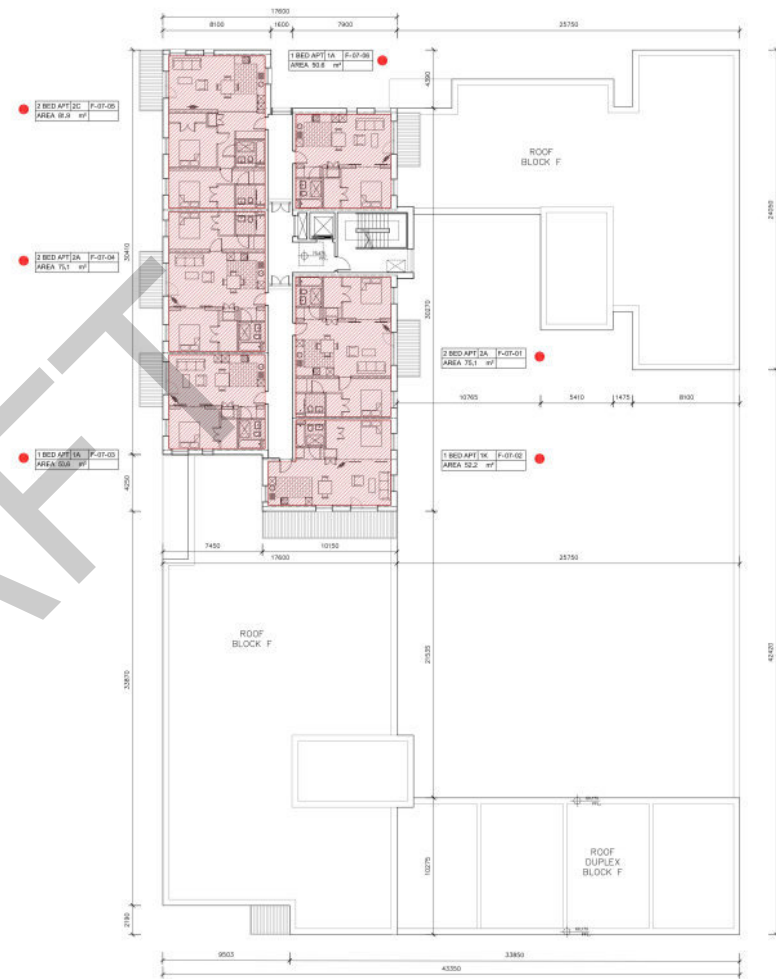
02 Part V Provision - Block F Proposed 5th Floor Plan  
PA-V-102-F  
1:200

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<p>Rev. Description Date Issued</p>		<p>DRAWING KEY</p> <p>● Denotes Units for Part V Provision</p>		<p>SCALE BAR</p> <p>0 10 20m</p>		<p>DRAWING KEY NORTH POINT</p>		<p>creative innovative flexible</p> <p><b>darmody</b> architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>		<p>Project: Residential Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12</p> <p>Title: Part V Provision Block F Proposed 4th &amp; 5th Floor Plan</p> <p>Client: Greenseed Limited</p>	
	<p>ISSUED FOR PLANNING ONLY</p>						<p>Rev. No. Scale Date Dim. By Ckd. By Issue</p> <p>1:200 @ A1 03/09/2021 Adam Boczek Tim Darmody PLANNING</p>		<p>Dwg. No. Job No.</p> <p>PA-V-102-F 18006</p>			



01 Part V Provision - Block F Proposed 6th Floor Plan  
PA-V-103-F 1:200



02 Part V Provision - Block F Proposed 7th Floor Plan  
PA-V-103-F 1:200

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES:</p> <p>Do not scale from this drawing.</p> <p>Any discrepancies found on site to be reported to Darmody Architects immediately.</p> <p>Any discrepancies found on drawings to be reported to Darmody Architects immediately.</p> <p>Refer to engineers drawings for structural details.</p> <p>All dimensions sized to blockwork.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev.	Description	Date	Issue					<p>DRAWING KEY</p> <p>■ Denotes Units for Part V Provision</p>		<p>SCALE BAR</p> <p>0 10 20m</p>		<p>DRAWING KEY</p> <p>NORTH POINT</p>		<p>creative innovative flexible</p> <p><b>darmody</b> architecture</p> <p>91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com</p>		<p>Project: Residential Development (SHD) at Park West Avenue and Park West Road, Park West, Dublin 12</p> <p>Title: Part V Provision Block F Proposed 6th &amp; 7th Floor Plan</p> <p>Client: Greenseed Limited</p>													
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<p>1:200 CAD REF.</p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Scale</th> <th>Date</th> <th>Dim. By</th> <th>Crtd. By</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev. No.	Scale	Date	Dim. By	Crtd. By	Issue									<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Scale</th> <th>Date</th> <th>Dim. By</th> <th>Crtd. By</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev. No.	Scale	Date	Dim. By	Crtd. By	Issue							<p>Dwg. No. PA-V-103-F</p> <p>Job No. 18006</p>	
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# Appendix D

*Dublin City Council Housing Department Validation Letter*



Housing & Community Services,  
Block 1, Floor 3,  
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T. 01 222 2458 E: [Natasha.satell@dublincity.ie](mailto:Natasha.satell@dublincity.ie)

Mr. Pdraig Power,  
Harcourt House,  
[Padraig@harcourthouse.com](mailto:Padraig@harcourthouse.com)  
By email only

27<sup>th</sup> September 2021  
Part V Ref: 946

**RE: Park West Avenue and Park West Road, Dublin 12**

**Applicant: Greenseed Limited**

**Agent: BMA Planning Consultants**

**Part V - Validation Letter**

Dear Sir / Madam,

BMA Planning Consultants, intend to lodge a planning application on behalf of their client Greenseed Limited to develop a site located at Park West Avenue and Park West Road, Dublin 12.

BMA Planning Consultants, on behalf of their clients has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

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 2458.

Yours sincerely,

*pp. N Satell*

**Lorraine Gaughran**  
**Housing Development**