

BALSCADDEN | Howth, Co. Dublin

Part V Pack | SHD Application | March 2022





Adrian McCone
Marlet Property Group
Heritage House
23 St. Stephens Green
Dublin 2

9th March 2022

Our Ref: C195

Dear Adrian,

Re: Development at Balscadden, Howth, Co. Dublin

I note your correspondence with regard to Balscadden GP3 Limited's proposed planning application for development of 180 units at Balscadden, Howth, Co. Dublin.

I note that you have made contact with the Housing Department and have submitted a proposal 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 and unit locations 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

486 Balscadden - 15/02/2022

Housing Quality Assessment

486_Plus_20220204

Design Standards: *Sustainable Urban Housing, March 2018*

NOTE: Affordable Housing Provision shown highlighted:

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)
A	1	1	2-Bed	First Floor	Core A1	137.3
A	1	2	2-Bed	First Floor	Core A1	105.8
B	G	1	2-Bed	Ground Floor	Core B1	69.2
B	G	2	2-Bed	Ground Floor	Core B1	73.5
B	G	3	1-Bed	Ground Floor	Core B1	52.7
B	G	4	2-Bed	Ground Floor	Core B1	74
B	G	5	2-Bed	Ground Floor	Core B1	81.5
B	G	6	2-Bed	Ground Floor	Core B1	76.9
B	G	7	2-Bed	Ground Floor	Core B1	78
B	G	8	1-Bed	Ground Floor	Core B1	45.3
B	G	9	2-Bed	Ground Floor	Core B1	78
B	G	10	1-Bed	Ground Floor	Core B1	45.3
B	G	11	2-Bed	Ground Floor	Core B1	83.4
B	G	12	2-Bed	Ground Floor	Core B2	83.4
B	G	13	1-Bed	Ground Floor	Core B2	45.3
B	G	14	2-Bed	Ground Floor	Core B2	78
B	G	15	1-Bed	Ground Floor	Core B2	45.3
B	G	16	2-Bed	Ground Floor	Core B2	78
B	G	17	1-Bed	Ground Floor	Core B2	64.6
B	G	18	1-Bed	Ground Floor	Core B2	64.6
B	G	19	2-Bed	Ground Floor	Core B2	81.18
B	G	20	2-Bed	Ground Floor	Core B2	78
B	G	23	1-Bed	Ground Floor	-	54.5
B	G	24	2-Bed	Ground Floor	-	85.7
B	G	25	3-Bed	Ground Floor	-	120.7
B	G	26	2-Bed	Ground Floor	-	83.6
B	G	27	3-Bed	Ground Floor	Core B3	109.5
B	G	28	1-Bed	Ground Floor	Core B3	52.6
B	G	29	1-Bed	Ground Floor	Core B3	78
B	G	30	1-Bed	Ground Floor	Core B3	52.6
B	G	31	1-Bed	Ground Floor	Core B3	78
B	G	32	1-Bed	Ground Floor	Core B3	54.6
B	G	33	1-Bed	Ground Floor	Core B3	78.4
B	1	1	2-Bed	First Floor	Core B1	77.3
B	1	2	2-Bed	First Floor	Core B1	73.5
B	1	3	1-Bed	First Floor	Core B1	52.7
B	1	4	2-Bed	First Floor	Core B1	75
B	1	5	3-Bed	First Floor	Core B1	100
B	1	6	2-Bed	First Floor	Core B1	76.9
B	1	7	2-Bed	First Floor	Core B1	78

NOTE: Affordable Housing Provision shown highlighted:

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)
B	1	8	1-Bed	First Floor	Core B1	45.3
B	1	9	2-Bed	First Floor	Core B1	78
B	1	10	1-Bed	First Floor	Core B1	45.3
B	1	11	2-Bed	First Floor	Core B1	83.4
B	1	12	2-Bed	First Floor	Core B2	83.4
B	1	13	1-Bed	First Floor	Core B2	45.3
B	1	14	2-Bed	First Floor	Core B2	78
B	1	15	1-Bed	First Floor	Core B2	45.3
B	1	16	2-Bed	First Floor	Core B2	78
B	1	17	1-Bed	First Floor	Core B2	64.6
B	1	18	1-Bed	First Floor	Core B2	64.6
B	1	19	3-Bed	First Floor	Core B2	100
B	1	20	2-Bed	First Floor	Core B2	78
B	1	21	1-Bed	First Floor	Core B2	52.7
B	1	22	2-Bed	First Floor	Core B2	95.8
B	1	23	1-Bed	First Floor	Core B2	52.6
B	1	24	2-Bed	First Floor	Core B2	76.2
B	1	25	3-Bed	First Floor	Core B2	120.7
B	1	26	2-Bed	First Floor	Core B2	83.6
B	1	27	3-Bed	First Floor	Core B3	109.5
B	1	28	1-Bed	First Floor	Core B3	52.6
B	1	29	1-Bed	First Floor	Core B3	76.3
B	1	30	1-Bed	First Floor	Core B3	52.6
B	1	31	1-Bed	First Floor	Core B3	78
B	1	32	1-Bed	First Floor	Core B3	59.5
B	1	33	1-Bed	First Floor	Core B3	78.4
B	1	34	3-Bed	First Floor	Core B3	99.4
B	2	1	2-Bed	Second Floor	Core B1	77.3
B	2	2	2-Bed	Second Floor	Core B1	73.5
B	2	3	1-Bed	Second Floor	Core B1	52.7
B	2	4	2-Bed	Second Floor	Core B1	75
B	2	5	3-Bed	Second Floor	Core B1	100
B	2	6	2-Bed	Second Floor	Core B1	76.9
B	2	8	1-Bed	Second Floor	Core B1	45.3
B	2	9	2-Bed	Second Floor	Core B1	78
B	2	10	1-Bed	Second Floor	Core B1	45.3
B	2	11	2-Bed	Second Floor	Core B1	83.4
B	2	12	2-Bed	Second Floor	Core B2	83.4
B	2	13	1-Bed	Second Floor	Core B2	45.3
B	2	14	2-Bed	Second Floor	Core B2	78
B	2	15	1-Bed	Second Floor	Core B2	45.3
B	2	16	2-Bed	Second Floor	Core B2	78
B	2	17	1-Bed	Second Floor	Core B2	64.6
B	2	18	1-Bed	Second Floor	Core B2	64.6
B	2	19	3-Bed	Second Floor	Core B2	100
B	2	20	2-Bed	Second Floor	Core B2	78
B	2	21	1-Bed	Second Floor	Core B2	52.7

NOTE: Affordable Housing Provision shown highlighted:

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)
B	2	22	2-Bed	Second Floor	Core B2	95.8
B	2	23	1-Bed	Second Floor	Core B2	52.6
B	2	24	2-Bed	Second Floor	Core B2	76.2
B	2	25	3-Bed	Second Floor	Core B2	113.2
B	2	26	2-Bed	Second Floor	Core B2	83.6
B	2	27	3-Bed	Second Floor	Core B3	102.9
B	2	28	1-Bed	Second Floor	Core B3	52.6
B	2	29	2-Bed	Second Floor	Core B3	76.3
B	2	30	1-Bed	Second Floor	Core B3	52.6
B	2	31	2-Bed	Second Floor	Core B3	78
B	2	32	1-Bed	Second Floor	Core B3	59.5
B	2	33	2-Bed	Second Floor	Core B3	78
B	2	34	1-Bed	Second Floor	Core B3	54.7
B	2	35	2-Bed	Second Floor	Core B3	82
B	3	2	2-Bed	Third Floor	Core B1	73.5
B	3	3	1-Bed	Third Floor	Core B1	52.7
B	3	5	3-Bed	Third Floor	Core B1	100
B	3	8	1-Bed	Third Floor	Core B1	45.3
B	3	19	3-Bed	Third Floor	Core B2	100
B	3	20	2-Bed	Third Floor	Core B2	78
B	3	21	1-Bed	Third Floor	Core B2	52.7
B	3	22	2-Bed	Third Floor	Core B2	95.8
B	3	23	1-Bed	Third Floor	Core B2	52.6
B	3	24	2-Bed	Third Floor	Core B2	76.2
B	3	25	3-Bed	Third Floor	Core B2	113.2
B	3	26	2-Bed	Third Floor	Core B2	83.6
B	3	27	3-Bed	Third Floor	Core B3	102.9
B	3	28	1-Bed	Third Floor	Core B3	52.6
B	3	29	2-Bed	Third Floor	Core B3	76.3
B	3	30	1-Bed	Third Floor	Core B3	52.6
B	3	31	2-Bed	Third Floor	Core B3	78
B	3	32	1-Bed	Third Floor	Core B3	59.5
B	3	33	2-Bed	Third Floor	Core B3	78
B	3	34	1-Bed	Third Floor	Core B3	54.7
B	3	35	2-Bed	Third Floor	Core B3	82
B	4	28	3-Bed	Fourth Floor	Core B3	101
B	4	29	2-Bed	Fourth Floor	Core B3	76.3
B	4	30	3-Bed	Fourth Floor	Core B3	101.7
B	4	31	2-Bed	Fourth Floor	Core B3	78
B	4	32	1-Bed	Fourth Floor	Core B3	59.5
B	4	33	3-Bed	Fourth Floor	Core B3	111.7
C	G	1	3-Bed	Ground Floor	Core C1	135.7
C	G	2	2-Bed	Ground Floor	Core C1	123.6
C	G	3	2-Bed	Ground Floor	Core C1	123.6
C	G	4	2-Bed	Ground Floor	Core C1	123.6
C	G	5	1-Bed	Ground Floor	Core C1	91.21
C	G	6	3-Bed	Ground Floor	Core C1	170.7

NOTE: Affordable Housing Provision shown highlighted:

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)
C	1	1	2-Bed	First Floor	Core C1	91.26
C	1	2	3-Bed	First Floor	Core C1	95.8
C	1	3	1-Bed	First Floor	Core C1	46.1
C	1	4	2-Bed	First Floor	Core C1	70.3
C	1	5	1-Bed	First Floor	Core C1	66
C	2	1	2-Bed	Second Floor	Core C1	91.26
C	2	2	3-Bed	Second Floor	Core C1	95.8
C	2	3	1-Bed	Second Floor	Core C1	46.1
C	2	4	2-Bed	Second Floor	Core C1	70.3
C	2	5	1-Bed	Second Floor	Core C1	49.5
C	2	6	3-Bed	Second Floor	Core C1	95.9
C	2	7	2-Bed	Second Floor	Core C1	78.5
C	2	8	2-Bed	Second Floor	Core C1	79.1
C	2	9	2-Bed	Second Floor	Core C1	78.5
C	2	10	2-Bed	Second Floor	Core C1	80.53
C	2	11	2-Bed	Second Floor	Core C1	78.5
C	2	12	2-Bed	Second Floor	Core C1	86.8
C	3	1	2-Bed	Third Floor	Core C1	101.4
C	3	2	1-Bed	Third Floor	Core C1	46.1
C	3	3	2-Bed	Third Floor	Core C1	70.3
C	3	4	1-Bed	Third Floor	Core C1	49.5
C	3	5	3-Bed	Third Floor	Core C1	95.9
C	3	6	2-Bed	Third Floor	Core C1	78.5
C	3	7	2-Bed	Third Floor	Core C1	79.1
C	3	8	2-Bed	Third Floor	Core C1	78.5
C	3	9	2-Bed	Third Floor	Core C1	80.53
C	3	10	2-Bed	Third Floor	Core C1	78.5
C	3	11	2-Bed	Third Floor	Core C1	86.8
C	4	4	2-Bed	Fourth Floor	Core C1	92.4
C	4	5	1-Bed	Fourth Floor	Core C1	49.5
C	3	5	3-Bed	Fourth Floor	Core C1	95.9
C	4	7	2-Bed	Fourth Floor	Core C1	78.5
C	4	8	2-Bed	Fourth Floor	Core C1	79.1
C	4	9	2-Bed	Fourth Floor	Core C1	78.5
C	4	10	2-Bed	Fourth Floor	Core C1	80.53
C	4	11	2-Bed	Fourth Floor	Core C1	78.5
C	4	12	2-Bed	Fourth Floor	Core C1	86.8
D	1	1	1-Bed	First Floor	Core D1	56.74
D	1	2	2-Bed	First Floor	Core D1	74.12
D	1	3	Studio	First Floor	Core D1	37.21
D	1	4	Studio	First Floor	Core D1	38.30
D	1	5	1-Bed	First Floor	Core D1	65.78
D	2	1	1-Bed	Second Floor	Core D1	56.74
D	2	2	2-Bed	Second Floor	Core D1	74.12
D	2	3	Studio	Second Floor	Core D1	37.57
D	2	4	Studio	Second Floor	Core D1	44.37

NAME OF DEVELOPMENT: **BALSCADDEN**

NO. OF UNITS	180.00
NETT FLOOR AREA PROPOSED BY	13,640.15
	1,364.02

Social number of units as proposed to be delivered by developer

NO OF UNITS	UNIT TYPE	NET FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	All in cost per Sq m	Nett Cost per Unit	Short Fall Due to LA	Total Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
1	2-Bed	137.30	234.60	3259.98	734.71	4229.29	580,681.52	1,462.88	579,218.64	78,194.52	657,413
1	2-Bed	105.80	234.60	3259.98	734.71	4229.29	447,458.88	1,462.88	445,996.01	60,209.46	506,205
1	2-Bed	70.30	234.60	3259.98	734.71	4229.29	297,319.09	1,462.88	295,856.21	39,940.59	335,797
1	1-Bed	66.00	234.60	3259.98	734.71	4229.29	279,133.14	1,462.88	277,670.26	37,485.49	315,156
1	2-Bed	91.26	234.60	3259.98	734.71	4229.29	385,965.01	1,462.88	384,502.13	51,907.79	436,410
1	3-Bed	95.80	234.60	3259.98	734.71	4229.29	405,165.98	1,462.88	403,703.11	54,499.92	458,203
1	1-Bed	46.10	234.60	3259.98	734.71	4229.29	194,970.27	1,462.88	193,507.39	26,123.50	219,631
1	2-Bed	70.30	234.60	3259.98	734.71	4229.29	297,319.09	1,462.88	295,856.21	39,940.59	335,797
1	1-Bed	49.50	234.60	3259.98	734.71	4229.29	209,349.86	1,462.88	207,886.98	28,064.74	235,952
1	2-Bed	70.30	234.60	3259.98	734.71	4229.29	297,319.09	1,462.88	295,856.21	39,940.59	335,797
1	1-Bed	49.50	234.60	3259.98	734.71	4229.29	209,349.86	1,462.88	207,886.98	28,064.74	235,952
1	2-Bed	92.40	234.60	3259.98	734.71	4229.29	390,786.40	1,462.88	389,323.52	52,558.68	441,882
1	1-Bed	49.50	234.60	3259.98	734.71	4229.29	209,349.86	1,462.88	207,886.98	28,064.74	235,952
1	1-Bed	56.74	234.60	3259.98	734.71	4229.29	239,969.91	1,462.88	238,507.04	32,198.45	270,705
1	2-Bed	74.12	234.60	3259.98	734.71	4229.29	313,474.97	1,462.88	312,012.10	42,121.63	354,134
1	1-Bed	65.78	234.60	3259.98	734.71	4229.29	278,202.70	1,462.88	276,739.82	37,359.88	314,100
1	1-Bed	56.74	234.60	3259.98	734.71	4229.29	239,969.91	1,462.88	238,507.04	32,198.45	270,705
1	2-Bed	74.12	234.60	3259.98	734.71	4229.29	313,474.97	1,462.88	312,012.10	42,121.63	354,134
18		1321.56						Nett Short Fall			
							5,589,260.49	26,331.77		750,995.38	6,313,924
										Total Unit Cost Exclusive of VAT	Total Cost Inclusive of VAT
										5,589,260.49	6,313,924
											6,313,924
									Average cost for dwellings	18	350,774

Monetary Value per m2

923.74
234.60
689.14 Net monetary value per m2

910,742.48 Nett monetary shortfall provided by developer
940,000.00 Full monetary value
29,257.52 LA

NAME OF DEVELOPMENT:

NAME OF DEVELOPMENT : Balscadden

Planning Reg Reference

NETT FLOOR AREA RESIDENTIAL ELEMENT;

13,640.15	100%	13,640.15
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Part V 10% requirement

1,364.02	m2	
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TOTAL NO OF UNITS IN DEVELOPMENT

180.00	nr	Total
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No of 1 BED Apts	64.00	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts	89.00	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts	25.00	No of 3 BED Duplex	-	No of 3 BED Houses	
Other		No of 4 BED Duplex		No of 4 BED Houses	

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	29,364,242.12	
2) CARPARKING (PER UNIT)	12,000,000.00	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	3,102,318.16	3,259.98
ATTRIBUTABLE COSTS		
4) DESIGN FEES (% OF CONSTRUCTION COSTS)	4,446,656.03	
5) PLANNING APPLICATION FEES	11,700.00	
6) FIRE CERTIFICATE FEES	75,000.00	
7) ARCHAEOLOGICAL FEES	50,000.00	
8) LEGAL FEES	-	
9) HOMEBOND	180,000.00	
10) SITE SURVEY	10,000.00	
11) UTILITY & CONNECTION CHARGES	1,212,030.83	
12) FINANCING COSTS	4,036,155.77	
SUB TOTAL	54,488,102.91	
13) SITE COST	3,200,000.00	234.60
14) VAT @13.5%	7,787,893.89	
TOTAL	65,475,996.80	
COST PER M2 EXCLUSIVE OF VAT		4,229.29

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	10,021,542.63	734.71
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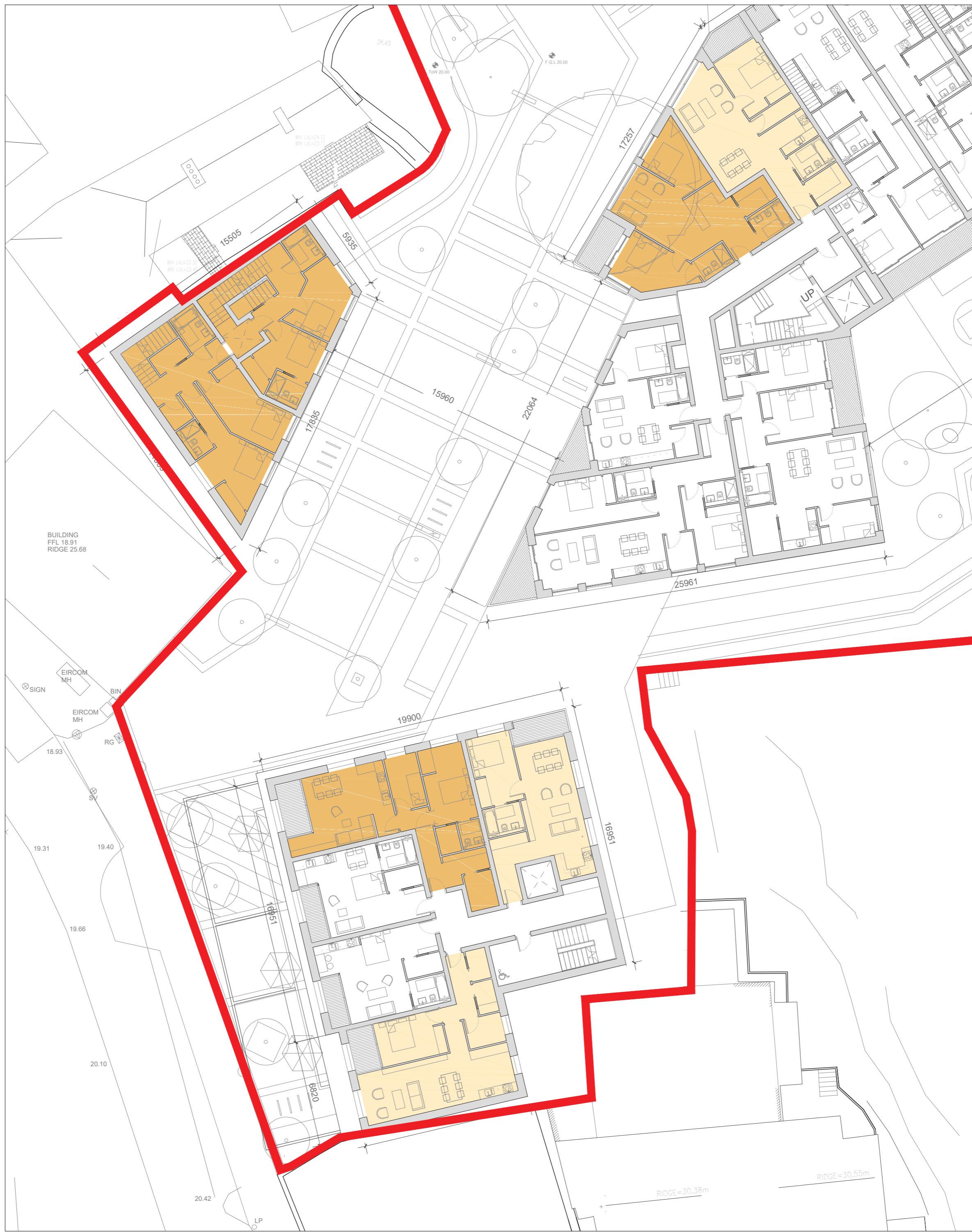
PREPARED BY:	Development Potential Value (DPV)	12,600,000.00	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	3,200,000.00		910,742.48
APPROVED FOR RECOMMENDATION BY:		9,400,000.00	Shortfall due to LA	29,257.52
	PG @10%	940,000.00		

923.74

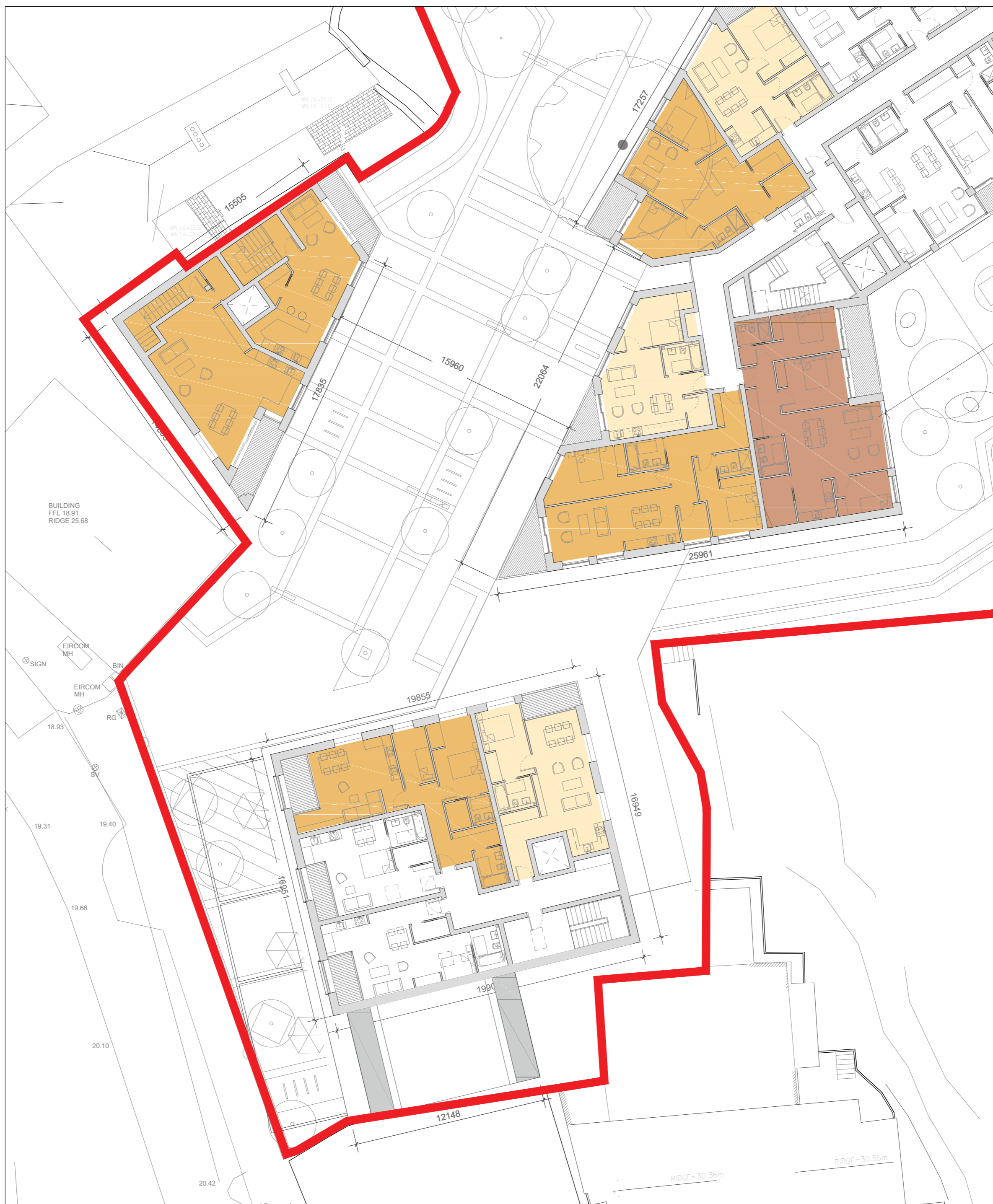
234.60

689.14 Net monetary value per m2

1 Proposed Part V units - First Floor Plan
1 : 200

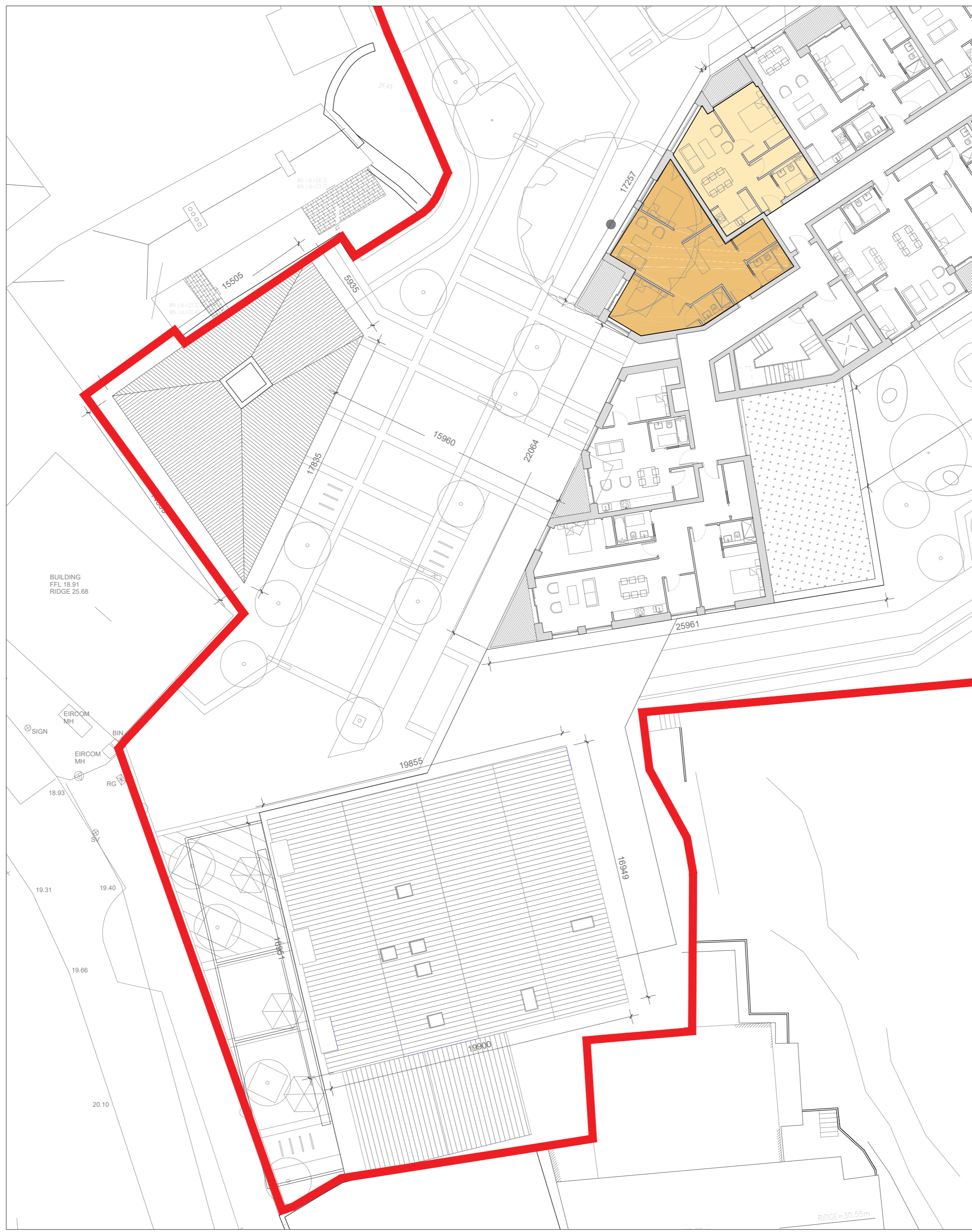


1 Proposed Part V units - Second Floor Plan
1 : 200

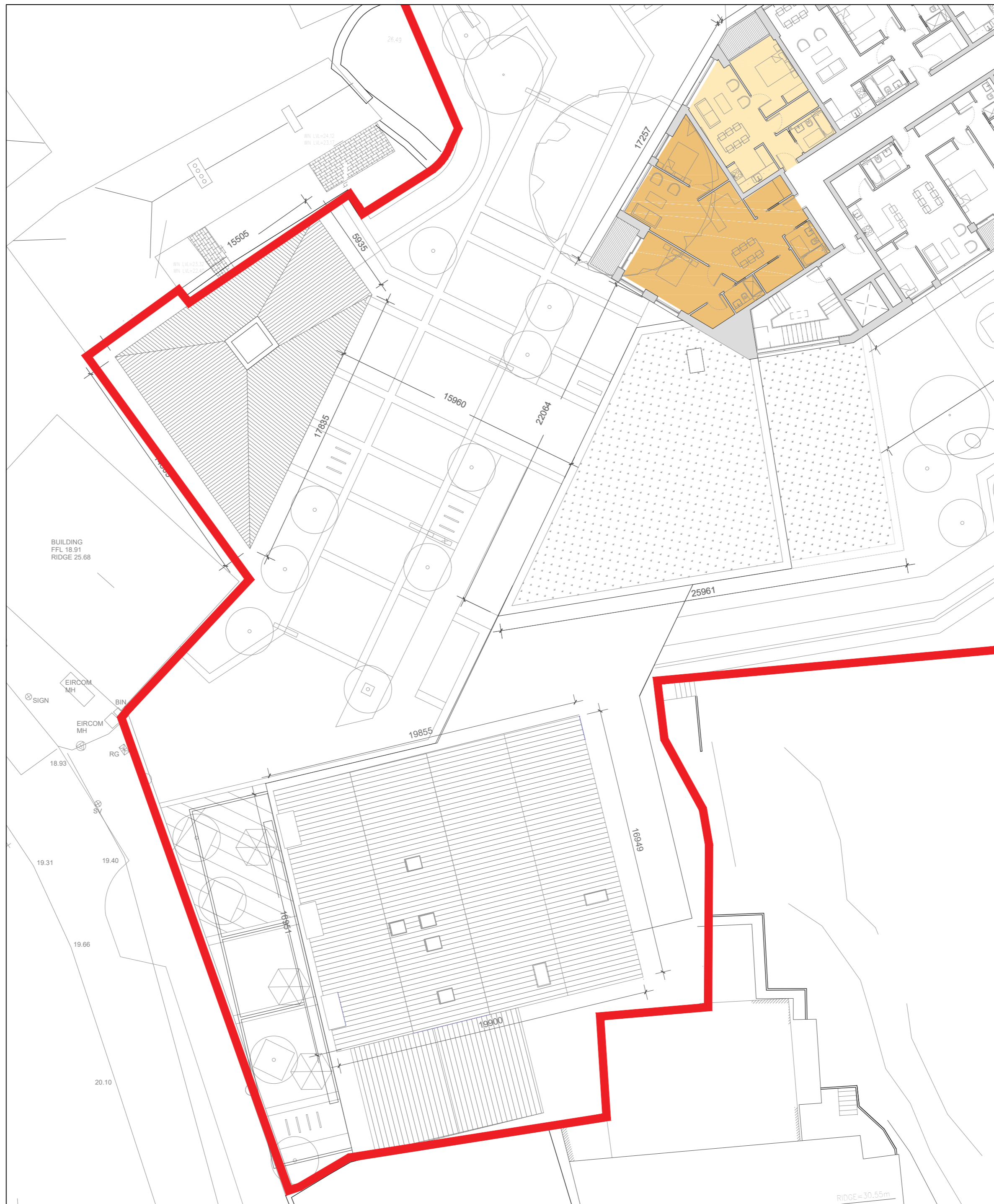


KEY

- 1 Bed
- 2 Bed
- 3 Bed



1 Proposed Part V units - Third Floor Plan
1 : 200



1 Proposed Part V units - Fourth Floor Plan
1 : 200

KEY

- 1 Bed
- 2 Bed
- 3 Bed

REV.	DATE	DETAILS	INITIALS

NORTH POINT: KEY PLAN:

PIIJSARCHITECTURE Chancery Lane, Dublin 8, D08 C8K8, Ireland. W: www.piijsarchitecture.ie T: 353 (0) 1 831 3378	
PROJECT: Balacoston	PROJECT: 486 DATE: 15/02/22
CLIENT: Market	DRAWING NO: 06_02 REVISION NO:
TITLE: Proposed Part V Units - Third & Fourth Floor Plan	DRAWN BY: AW SCALE: A1 (E:090): 1:200
ISSUE TYPE: For Information Only	CHECKED BY: DT SCALE: A3 (E:090):