

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Date: 16<sup>th</sup> June 2022

Dear Sir / Madam,

**RE: PART V PROPOSAL IN RESPECT OF A STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 344 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON LANDS AT DUBLIN ROAD AND THE SHINKEEN ROAD, WITHIN THE TOWNLANDS OF DONAGHCUMPER AND BALLYOULSTER, CELBRIDGE, CO. KILDARE**

**PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2022**

On behalf of the applicant, Kieran Curtin, Receiver over certain assets of Maplewood developments Unlimited Company (in receivership, HWBC Allsop 80 Harcourt Street Dublin 2, we hereby submit this cover letter in respect to the Part V proposals for the above referenced proposed SHD development of 344 no. residential units on at lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government, please find the following information enclosed on behalf of the applicant:

- (i) Part V report and drawing prepared by O'Mahony Pike Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed 69 no. Part V units between site A, B and C (as set out above) and a schedule of areas. Following initial discussions with LCC Housing department the proposed Part V units are pepper potted throughout the site;
- (ii) Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.

The applicant has entered into initial discussions with the Housing Department of Kildare County Council and an Approved Housing Body in respect to the Part V provision on site. Subject to receiving a decision to grant permission, the applicant will engage further with Kildare County Council Housing Department prior to commencement of development, which

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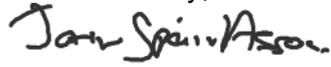
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will be a requirement of a condition of planning, to agree the details of the Part V agreement for the development.

We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of the Part V proposals if required.

Yours faithfully,



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**John Spain Associates**

**Part V Schedule of Accommodation & Approximate Cost**

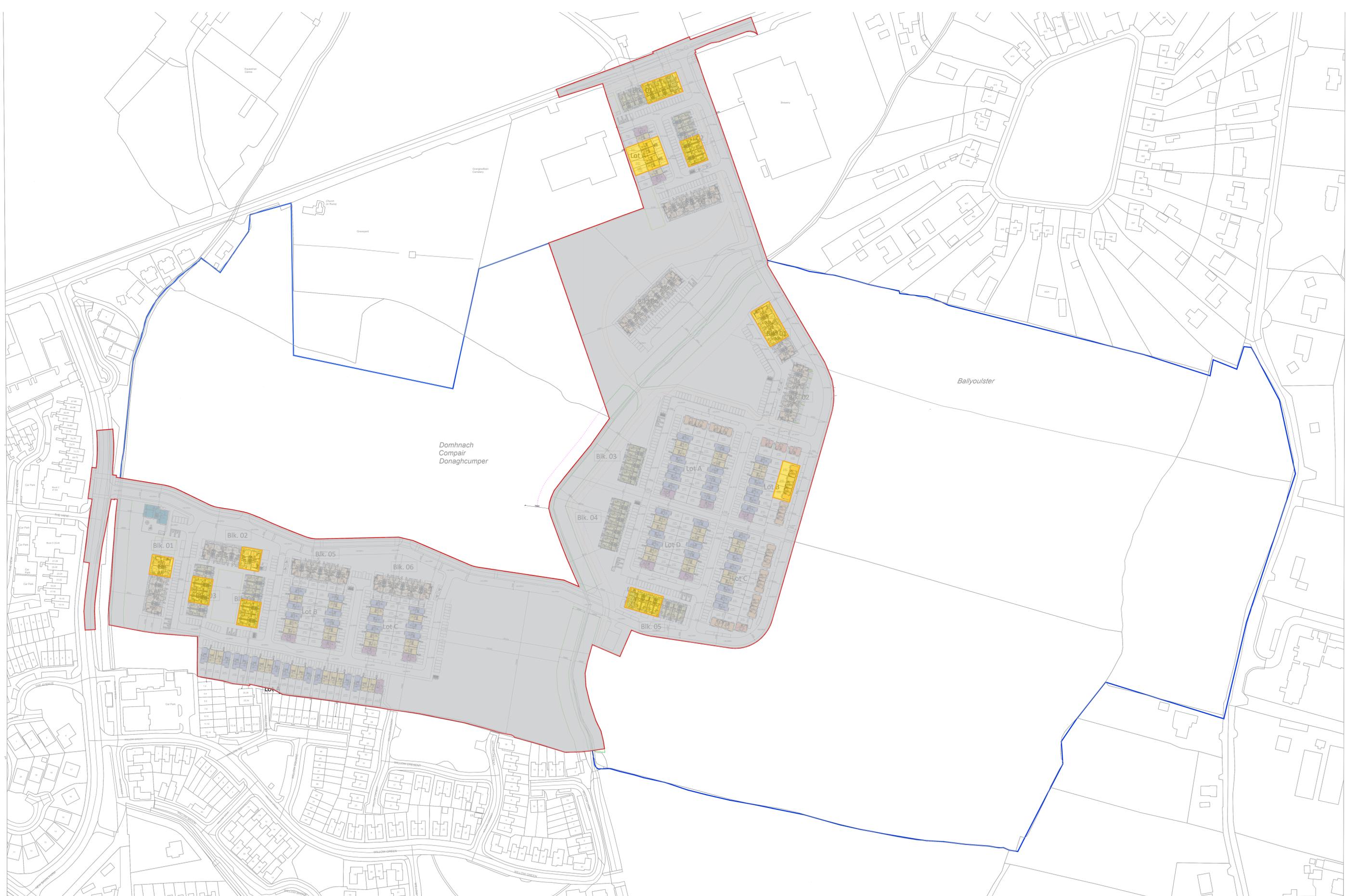
**Residential Development Ballyoulster, Ballyoulster, Celbridge, Co Kildare**

Unit Number	Unit Type	Floor Area	Construction Cost € / m2	Site cost € / m2	Atributable cost €/ m2	All in cost €/m2	Nett Cost €/unit	VAT @ 13.5%	All in Cost inclusive of VAT
1	3 Bed Dup Lower Terrace	115.10	2,270	98	519	2,887	332,334	44,865	377,199
2	3 Bed Dup Lower Terrace	115.10	2,270	98	519	2,887	332,334	44,865	377,199
3	3 Bed Dup Lower Terrace	115.10	2,270	98	519	2,887	332,334	44,865	377,199
4	3 Bed Dup Lower Terrace	115.10	2,270	98	519	2,887	332,334	44,865	377,199
5	3 Bed Dup Lower Terrace	115.10	2,270	98	519	2,887	332,334	44,865	377,199
6	3 Bed Dup Upper Terrace	117.70	2,270	98	519	2,887	339,841	45,879	385,719
7	3 Bed Dup Upper Terrace	117.70	2,270	98	519	2,887	339,841	45,879	385,719
8	3 Bed Dup Upper Terrace	117.70	2,270	98	519	2,887	339,841	45,879	385,719
9	3 Bed Dup Upper Terrace	117.70	2,270	98	519	2,887	339,841	45,879	385,719
10	3 Bed Dup Upper Terrace	117.70	2,270	98	519	2,887	339,841	45,879	385,719
11	3 Bed Dup Lower End of Terace	116.50	2,270	98	519	2,887	336,376	45,411	381,787
12	3 Bed Dup Lower End of Terace	116.50	2,270	98	519	2,887	336,376	45,411	381,787
13	3 Bed Dup Lower End of Terace	116.50	2,270	98	519	2,887	336,376	45,411	381,787
14	3 Bed Dup Upper End of Terace	119.00	2,270	98	519	2,887	343,594	46,385	389,980
15	3 Bed Dup Upper End of Terace	119.00	2,270	98	519	2,887	343,594	46,385	389,980
16	3 Bed Dup Upper End of Terace	119.00	2,270	98	519	2,887	343,594	46,385	389,980
17	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
18	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
19	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
20	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
21	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
22	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
23	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
24	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
25	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
26	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
27	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
28	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
29	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
30	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
31	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
32	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
33	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
34	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
35	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134
36	1 Bed Apt Lower	51.00	2,270	98	519	2,887	147,255	19,879	167,134

**Part V Schedule of Accommodation & Approximate Cost**

**Residential Development Ballyoulster, Ballyoulster, Celbridge, Co Kildare**

Unit Number	Unit Type	Floor Area	Construction Cost € / m2	Site cost € / m2	Atributable cost €/ m2	All in cost €/m2	Nett Cost €/unit	VAT @ 13.5%	All in Cost inclusive of VAT
37	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
38	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
39	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
40	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
41	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
42	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
43	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
44	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
45	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
46	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
47	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
48	2 Bed Dup Upper	95.60	2,270	98	519	2,887	276,031	37,264	313,295
49	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
50	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
51	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
52	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
53	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
54	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
55	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
56	3 Bed Dup Upper	105.00	2,270	98	519	2,887	303,172	40,928	344,100
57	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
58	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
59	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
60	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
61	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
62	2 Bed Apt	81.80	2,270	98	519	2,887	236,185	31,885	268,070
63	3 Bed House	117.40	2,094	98	519	2,711	318,312	42,972	361,284
64	3 Bed House	117.40	2,094	98	519	2,711	318,312	42,972	361,284
65	3 Bed House	117.40	2,094	98	519	2,711	318,312	42,972	361,284
66	3 Bed House	117.40	2,094	98	519	2,711	318,312	42,972	361,284
67	3 Bed House	112.00	2,094	98	519	2,711	303,671	40,996	344,667
68	3 Bed House	112.00	2,094	98	519	2,711	303,671	40,996	344,667
69	3 Bed House	109.50	2,094	98	519	2,711	296,893	40,081	336,973
	<b>Total</b>	<b>6,171.60</b>					<b>17,678,215</b>	<b>2,386,559</b>	<b>20,064,774</b>



- Proposed Part V Location Plan
- Site Application Boundary
- Proposed location of Part V units (69 no. total)

**NOTE 01**  
 - For information on the Part V Allocation can be found within the "Part V Report 20007-OMP-XX-XX-PP-A-9001" which accompanies this submission.

**NOTE 02**  
 - For details of unit types please refer to the Typology drawings and the "Housing Quality Assessment 20007-OMP-XX-XX-HQA-A-8000" which accompanies this submission.

Revision Description	Date	Rev. No.	Issued by

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 Cork City

**Project:** Ballyoulster SHD (Phase 1)  
**Location:** Ballyoulster, Celbridge, Co. Kildare  
**Client:** Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership)

Project No.: 20007      Scale @ A0: 1:1000  
 Project Lead: DMcD      Date Printed: 14-06-2022  
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 Model No.: 20007-OMP-ZZ-SP-DR-A-1010      Purpose: Planning

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