

Part V Proposal Document

For:

Proposed Strategic Housing Development (SHD) at Baltrasna & Milltown, Ashbourne, County Meath.

Prepared on behalf of the Applicants:

Arnub Ltd. & Aspect Homes (ADC) Ltd.

NOTE: All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning all costs / values will be subject to review.

Arnub Ltd. & Aspect Homes (ADC) Ltd. intend to lodge a Strategic Housing Development (SHD) application to An Bord Pleanála comprising of 702 no. residential dwellings and other ancillary uses on a site measuring c. 20.04 hectares located in the townlands of Baltrasna & Milltown, Ashbourne, County Meath.

The Applicants (Arnub Ltd. & Aspect Homes (ADC) Ltd.) have engaged with the Local Authority (Meath County Council) regarding the proposed development's requirements for Part V of the Planning and Development Act 2000 (as amended). We enclose a letter confirming the applicant's engagement with the Housing Department of Meath County Council, which confirms that:

- (i) the Applicants have engaged in Part V discussions with Meath County Council; and,
- (ii) subject to being granted planning permission, the Local Authority's Housing Authority agrees in principle with the Applicants proposal to comply with your Part V requirements by means of the building and transfer of 10% of the units to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority.

As is noted in the Local Authority's letter, all land valuations, unit costs, and internal finishes shall be agreed with the Housing Authority following the grant of planning permission.

It is proposed to provide 70 no. units (10% of the total no. of units proposed) for the purposes of complying with Part V and the Planning and Development Act 2000 (as amended).

Due to the ownership of the subject lands, the Applicants have agreed to the following breakdown of the proposed 70 no. Part V units:

Aspect Homes (ADC) Ltd. propose to provide **23 no. dwellings** comprised of 18 no. 2 bed apartments accommodated in 6 no. F & F-O type buildings (which accommodate 18 no. 2 bed apartments) & 5 no. E type, 3 bed houses, as follows:

Unit Type	Description	Floor area (m ²)	No. of units
E type	3 bed terraced house	122.1	5
F type	2 bed apartment	114.5	8
F type	2 bed apartment	105.9	4
F type	2 bed apartment	109.9	6
Total	-	-	23

Arnub Ltd. proposes to provide **47 no. dwellings** comprised of 29 no. apartments in Block B1 and 18 no. G1 duplex apartments. Details of the proposed 47 no. units are provided as follows:

Apartment Type	Floor area per unit (m²)	No. of units
1 bed	62.58	4
2 bed	79.92	4
2 bed	79.93	1
2 bed	86.2	1
2 bed	81.98	1
2 bed	80.76	6
2 bed	74.64	1
2 bed	81.55	2
2 bed	88.71	2
2 bed	69.06	1
2 bed duplex	86.1	18
3 bed	104.13	5
3 bed	115.11	1
Total	-	47

Details of indicative costings for the proposed Part V Units are set out on the pages over.

The proposed costs associated with the units nominated to satisfy Part V requirements are as follows:

Unit Type	No. of units	Gross floor area in metre sq. (m ²)	Construction cost per metre sq. (m ²)	Construction costs	Site cost per unit	Development cost per unit	Net cost per unit	Vat @ 13.5%	Total cost inclusive of vat	No. of units	Total
1 bed apartment	4	62.58	2,500	156,450	1,250	25,000	182,700	24,664.50	207,364.50	4	829,458
2 bed apartment	4	79.92	2,500	199,800	1,250	25,000	226,050	30,516.75	256,566.75	4	1,026,267
2 bed apartment	1	79.93	2,500	199,825	1,250	25,000	226,075	30,520.12	256,595.12	1	256,595.12
2 bed apartment	1	86.2	2,500	215,500	1,250	25,000	241,750	32,636.25	274,386.25	1	274,386.25
2 bed apartment	1	81.98	2,500	204,950	1,250	25,000	231,200	31,212	262,412	1	262,412

2 bed apartment	6	80.76	2,500	201,900	1,250	25,000	228,150	30,800.25	258,950.25	6	1,553,701.50
2 bed apartment	1	74.64	2,500	186,600	1,250	25,000	212,850	28,734.75	241,584.75	1	241,854.75
2 bed apartment	2	81.55	2,500	203,875	1,250	25,000	230,125	31,066.88	261,191.88	2	522,383.75
2 bed apartment	2	88.71	2,500	221,775	1,250	25,000	248,025	33,483.38	281,508.38	2	563,016.75
2 bed apartment	1	69.06	2,500	172,650	1,250	25,000	198,900	26,851.50	225,751.50	1	225,751.50
2 bed apartment	8	114.5	2,500	286,250	1,250	25,000	312,500	42,187.50	354,687.50	8	2,837,500
2 bed apartment	4	105.9	2,500	264,750	1,250	25,000	291,000	39,285	330,285	4	1,321,140
2 bed apartment	6	109.9	2,500	274,750	1,250	25,000	301,000	40,635	341,635	6	2,049,810

2 bed duplex apartment	18	86.1	2,500	215,250	1,250	25,000	241,500	32,602.50	274,102.50	18	4,933,845
3 bed apartment	5	104.13	2,500	260,325	1,250	25,000	286,575	38,687.63	325,262.63	5	1,626,313.15
3 bed apartment	1	115.11	2,500	287,775	1,250	25,000	314,025	42,393.3.8	356,418.38	1	356,418.38
3 bed house	5	122.1	2,000	244,200	1,250	25,000	270,450	36,510.75	306,960.75	5	1,534,803.75

It should be noted that details of costings submitted are based on the typical cost of construction at time of the application. All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning permission all costs / values and locations of the proposed Part V units will be subject to review and final agreement with the Local Authority (Meath County Council) .

Please also refer to the following submitted drawings prepared by Davey + Smith Architects:

- D2101.S.11 "Site Layout – Part V" to identify the location of the proposed Part V units within the proposed development
- D2101-BL.B1.06 "Part V" which identifies the proposed apartments within Block B1 that are being proposed as Part V units.