



Comhairle Contae Chill Mhantáin Wicklow County Council

Tithíocht - Housing

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20120
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Suíomh / Website: www.wicklow.ie

Cathal Dalton,
Ballymore Group,
One Royal Canal House,
Royal Canal Park,
Dublin 15
D15 DKW4

22nd August 2022

**RE: PROPOSED APPLICATION FOR DEVELOPMENT OF 586 UNITS (312 IN WICKLOW) AT
FORMER BRAY GOLF CLUB LANDS, BRAY, CO. WICKLOW**

SUBJECT TO CONTRACT AND CONTRACT DENIED

Dear Mr. Dalton,

I refer to the above proposed Planning Application by the Ballymore Group for 586 units at development address former Bray Golf Club Lands, Bray, Co. Wicklow and the submission of the 9th August 2022 to the Council in relation to the manner in which your company proposes to fulfill your obligations under Part V of the Planning and Development Acts as amended.

Subject to Contract and to further detailed agreement upon the grant of a Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle only that if your Company qualifies for the transition arrangements in respect of Part V that your clients Part V obligations may be satisfied by the provision of 34 units as follows:

20 x 1 bed 2 person apartments
11 x 2 bed 4 person apartments
3 x 2 bed 3 person apartments

As included in your submission received 9th August 2022 and outlined in Drawing WCC-Part V No. BRA-GHA-Z1-XX-DR-A-04002 dated 2nd August 2022.

Please ensure that all of the Part V units offered are in accordance with the target areas as set out in the Quality Housing for Sustainable Communities (allowing up to 10%). Please note that en-suites are not required.

While the Council's preference is for houses these units do meet a significant need in the area and may be acceptable.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.

This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Oifigeach Feidhmiúcháin Sinsearach d'Eastát Tithíochta agus Corparáideach.
All correspondence should be addressed to the Senior Executive Officer of Housing and Corporate Estate.



It should be noted that this letter is preliminary only and that the final provision in compliance with your/your clients Part V obligations and the costings relating thereto which are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanala on appeal.

It should be noted that where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfill Part V requirements. Developers should notify the housing authority where they are engaging with an approved housing body, in this regard. It is noted that this document represents the current position. Any amendments or up to date guidelines made by the executive will be published on wicklowcoco.ie

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the satisfying of your/your clients Part V obligations under the said Planning Permission when granted. Units should be pepper potted throughout the development however the Housing Authority may give consideration to groupings of up to four houses together.

When applying for this permission, the Directors of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a Part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge his/her Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided and
3. Financial aspects – it is noted that indicative costs have been received and they should be submitted with your planning applications.
4. It will be necessary for the applicant to submit evidence of when the land was purchased e.g. Transfer Order, Folio, Revenue stamped certificate or executed contract outlining that the purchase was complete on the given date in order to determine whether the transition arrangements apply in relation to this proposed development.

Yours sincerely,



David Porter
Administrative Officer
Housing, Capital Projects
Wicklow County Council

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
Marine Road
Dún Laoghaire
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Ballymore Group
One Royal Canal House
Royal Canal Park,
Dublin 15
D15 DKW4

11th August 2022

Re: Proposed SHD Development on Lands at Former Bray Golf Club, Greystones Road, Bray, Co. Wicklow

Dear Sirs,

I refer to your proposed SHD development at the Former Bray Golf Club Lands, involving the construction of 586 residential units, 274 of which are located in the administrative area of Dun Laoghaire-Rathdown County Council, and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 28 units on-site for social housing comprising 20 x one-bedroom, 7 x two-bedroom and 1 x three-bedroom units.
- Total *indicative* cost of the 28 units is assessed at €10,358,918 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- Indicative average unit costs are €294,086 for the one-bedroom units, €533,012 for the two-bedroom units and €746,108 for the three-bedroom unit.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aiden Conroy

Aiden Conroy
Administrative Officer

September 2021

To whom it may concern,

INDICATIVE COSTS ASSOCIATED WITH PROPOSED PART V UNITS

Below is a tabulated summary of indicative costs associated with the transfer of 62 no. units to the Housing Departments of both Dún Laoghaire-Rathdown and Wicklow County Council (28 no. to DLRCC & 34 no. to WCC respectively).

These initial costs have been shared with both Local Authorities for the purposes of agreeing, in principle only, that the proposed units can satisfy the Applicants obligations under Part V of the Planning & Development Acts 2000 – 2015.

For the location and specific of the proposed units, please refer to the relevant Architectural drawings.

Yours sincerely,

Cathal Dalton

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ballymore.

Ballymore Group

One Royal Canal House

Royal Canal Park, Dublin D15 DKW4

Cost Breakdown - Proposed Part V - Dún Laoghaire-Rathdown County Council



Item	Description	Value (€)	Commentary
1.0	Construction costs excluding Vat & Builders profit	€171,120,534	Estimated by reference to the expected costs of the quantities and materials for the development, excluding VAT and builder's profit.
2.0	Development Costs	€56,010,096	Includes component costs of the development, including design fees, service connections, development contributions, site investigation, financing charges, legal expenses, structural guarantee, planning fees certification of compliance and supporting open space and infrastructure costs as apportioned to the units.
3.0	Profit on Costs	€22,713,063	Appropriate percentage to be agreed with the planning authority by reference to the likely cost that would be incurred by the authority, had it engaged a builder directly to construct the units.
4.0	Land Costs	€2,020,671	Determined by estimated valuation of the existing use value on the date the planning permission is expected to be granted.
5.0	VAT	€34,001,689	Determined by reference to the prevailing VAT rate at the time an agreement is signed.
	Total Estimated Cost	€285,866,053	

PART V BREAKDOWN ALLOCATION				
6.0	Total Units	586	units	
7.0	Total Sq Ft	524,906	sq.ft	
8.0	Cost Per unit	€487,826		
9.0	Per sq.ft.	€545		
	Unit Type	Unit Cost	Unit Area	
10.0	1 bed	€294,086	540	sq.ft.
11.0	2 bed	€533,712	980	sq.ft.
12.0	2 bed GF apartment	€528,811	971	sq.ft.
13.0	3 bed, 2 storey duplex	€746,108	1,370	sq.ft.
	Unit Breakdown			
	Block D (26 apartments)			
14.0	1 bed apartment	20	€294,086	€5,881,726
15.0	2 bed apartment	6	€533,712	€3,202,273
	Duplex Block			
16.0	2 bed GF apartment	1	€528,811	€528,811
17.0	3 bed, 2 storey duplex	1	€746,108	€746,108
	Total			€10,358,918

Cost Breakdown - Proposed Part V - Wicklow County Council



Item	Description	Value (€)	Commentary
1.0	Construction costs excluding Vat & Builders profit	€171,120,534	Estimated by reference to the expected costs of the quantities and materials for the development, excluding VAT and builder's profit.
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5.0	VAT	€34,001,689	Determined by reference to the prevailing VAT rate at the time an agreement is signed.
	Total Estimated Cost	€285,866,053	

PART V BREAKDOWN ALLOCATION					
6.0	Total Units	586	units		
7.0	Total Sq Ft (NIA)	524,906	sq.ft		
8.0	Cost Per unit	€487,826			
9.0	Per sq.ft.	€544.60			
	Unit Type	Unit Cost	Unit Area		
10.0	1 bed	€288,891	530	sq.ft.	
11.0	2 bed	€527,395	968	sq.ft.	
	Unit Breakdown				
	34 Units				
14.0	1 bed apartment	20	€288,891	€5,777,816	
15.0	2 bed apartment	14	€527,395	€7,383,527	
	Total			€13,161,343	