

Part V
Housing Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Thursday, 1st April 2021

Re: PART V PROPOSAL FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION TO AN BORD COMPRISING 241 NO. RESIDENTIAL UNITS AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16

Dear Sir/Madam,

On behalf of our client Ardstone Homes Limited¹, please find enclosed Part V costings and details relating to the proposed development at White Pines East.

As noted in the attached, it is proposed to provide 22 no. part V units within the proposed development. These units are all located within Block B.

Please note, while 24 no. Part V units are required to serve the 241no. residential development at White Pines East SHD only 22 no. are included in the proposed development. The additional 2 no. Part V units required have already been provided as part of the wider residential developments at White Pines North, White Pines South and Stocking Wood. This is confirmed in the attached letter from Larry Kelly, South Dublin County Council, Housing Procurement section. A copy of this letter has been provided in Appendix A.

We trust the above and enclosed is in order. Should any clarification be required, please do not hesitate to contact us.

Yours faithfully



Gavin Lawlor
Director
Tom Phillips + Associates

¹No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.



Appendix A – SDCC Part V Provision Letter

2nd March 2016

David Mulcahy
David Mulcahy Planning Consultants Ltd.
67 The Old Mill Race
Athgarvan
Newbridge
Co. Kildare

Re: Deane Homes, Stocking Lane, Rathfarnham

Dear David,

Based on the following statistics the Part V requirement for this development has been met to date:

a) Constructed Units in Stocking Well and Wood = 372
Part V requirement = 55.8

b) Units Approved but not constructed:

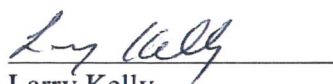
SD04A/0939 and SD10A/0041	= 218
SD14A/0222	= 174
SD04A/0939	= 25
Total	= 417
Part V requirement	= 41.7

c) Total Constructed and Not Constructed: 789
Part V requirement: 97.5

d) Part V received to date: 100

Based on the above figures, the Part V requirement has to date been satisfied.

Yours sincerely,



Larry Kelly
Administrative Officer
Housing Procurement Section



Appendix B – Part V Cover Letter, Provision & Costing

Ardstone Partners ICAV
Riverside One, Sir John Rogerson's Quay, Dublin 2

Part V
Housing Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Thursday, 1st April 2021

Re: PART V PROPOSAL FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION TO AN BORD COMPRISING 241 NO. REIDENTIAL UNITS AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16

Dear Sir/Madam,

On behalf of the applicant Ardstone Homes Limited¹, please find enclosed Part V costings and details relating to the propose development at White Pines East.

As noted in the attached, it is proposed to provide 22 no. part V units within the proposed development. These units are all located within Block B,

As per the *Department of the Environments Circular PL 10/2015* and *Housing Circular 36/2015* in relation to Part V, we would like to confirm that we will be providing apartment units on site as per Option 2 (Pg. 6) of the circular as provided for under Section 96(3)(b)(i) of the *Planning and Development Act 2000* (as amended). The nature and location of these units is outlined on the 'Part V Block B' attached architectural drawing, JFA drawing no. WPE-JFA-XX-AB-DR-A-P2011, and Schedules Report prepared by JFA, submitted with the application, and appended to this letter.

As noted in Appendix 1, it is proposed to provide the following part V units;

- **Ground Floor:** Units no. B0.1 - B0.4 (4 No. units);
- **First Floor:** Units no. B1.1 – B1.10 (10 no. units); and
- **Second Floor:** Units B2.1 – B2.7 and B2.10 (8 no. units)

Appendix 1 of this Letter provides specific details on estimated costs that are required to be submitted with the planning application.

Appendix 2 provides a Part V architectural drawing and a detailed breakdown of all Part V units proposed. For further information, please refer to the Schedules Report and Part V drawing, Drawing No. WPE-JFA-XX-AB-DR-A-P2011, prepared by JFA, submitted with the SHD planning application.

Appendix 3 provides a response letter from Philomena O'Rourke, South Dublin County Council (SDCC) Part V Senior Staff Officer, confirming that while initial consultation has taken place;

"South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. The Part V negotiations will commence following a grant of planning permission."

¹No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ciaran Burns', with a long, sweeping horizontal line extending to the right.

Ciaran Burns
Director

APPENDIX 1: Costings

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Ardstone

SCHEME White Pines East

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures - Basement Car-Parking	2	0.00
Substructures Generally	3	300,000.00
Superstructures	4 & 5	3,650,000.00
External Works	6	575,000.00
Site Development Works	7	0.00
Abnormal Works	8	0.00
Indirect Project Costs	9	480,000.00
Total:	1	5,005,000.00

DEVELOPMENT ON COSTS

Professional Fees	600,600.00
Finance Costs	340,000.00
Total:	940,600.00

PROFIT

On Building Costs	15% %	5,005,000.00	3	750,750.00
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LAND COSTS

Existing Land Use Value	4	25,000.00
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SUB-TOTAL:	1 - 4 above	6,721,350.00
add: Value Added Tax		813,813.00

TOTAL COSTS: **7,535,163.00**

IMPORTANT NOTES

- The attached Part V costings excludes any contribution costs associated with Amenity Spaces located within the Residential Blocks
- Attributable Costs excluded ie ; Planning Fees, Fire Certificate Fees, Archaeological Fees, & Latent Defects Fees, Site Survey, ESB Connection Offer & Irish Water Connection Offer
- Costs are based on planning design information and are subject to validation following detailed design of the scheme
- Professional fees are included at 12% of construction costs.
- Developers Profit at 15%.
- VAT included 13.5% on construction costs and 23% on professional fees.

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

BASEMENT STRUCTURES	Total Cost
forward to main cost summary	
	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

(19) SUBSTRUCTURE	Total Cost
Substructures	300,000.00
forward to main cost summary	300,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

(21) External Walls	540,000.00
(22) Internal Walls/Partitions	250,000.00
(23) Floors/Galleries	
(24) Stairs/Ramps	
(27) Roof	
(28) Frames	610,000.00

(30) Building Structure Completion

(31) External Walls Completions	
(32) Internal Walls/Partitions Completions	120,000.00
(33) Floors/Galleries Completion	
(34) Stairs/Ramps Completions	30,000.00
(35) Suspended Ceilings	
(37) Roofs Completions	

(40) Building Finishes

(41) Wall Finishes Externally	
(42) Wall Finishes Internally	130,000.00
(43) Floor Finishes	120,000.00
(44) Stairs/Ramps Finishes	
(45) Ceiling Finishes	100,000.00
(47) Roof Finishes	170,000.00

(50) Building Services (Piped & Ducted)

(51) Heating Centre	1,080,000.00
(52) Drainage and Refuse Disposal	30,000.00
(53) Water Distribution	
(54) Gases Distribution	
(55) Space Cooling	
(56) Space Heating	
(57) Ventilation and Air Conditioning	

(60) Building Services (Mainly Electrical)

(61) Electrical Supply and Main Distribution	incl
(62) Power	
(63) Lighting	
(64) Communication Services	
(65) Security and Protection	
(66) Transport Services	40,000.00

b/f

3,220,000.00

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SUPERSTRUCTURE	Total Cost
c/f	3,220,000.00
(70) Building Fittings and Furniture	170,000.00
(71) Display, Circulation Fittings	
(72) Work, Rest, Play Fittings	
(73) Culinary Fittings	
(74) Sanitary Fittings	260,000.00
(75) Cleaning Maintenance Fittings	
(76) Storage, Screening Fittings	

forward to main cost summary

3,650,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) EXTERNAL WORKS

Total Cost

(10) Prepared Site

(20) Site Structures

(30) Site Enclosures

(40) Roads, Paths, Pavings

(50) Site Services (Piped & Ducted)

(60) Site Services (Mainly Electrical)

(70) Site Fittings

(80) Landscape, Play Areas

External Works Generally

575,000.00

forward to main cost summary

575,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) SITE DEVELOPMENT WORKS

Total Cost

(10) Prepared Site

incl

(20) Site Structures

incl

(30) Site Enclosures

incl

(40) Roads, Paths, Pavings

incl

(50) Site Services (Piped & Ducted)

incl

(60) Site Services (Mainly Electrical)

incl

(70) Site Fittings

incl

(80) Landscape, Play Areas

incl

forward to main cost summary

0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

ABNORMAL WORKS	Total Cost
<div>(Developer to outline <u>in detail</u> the Abnormal costs associated with the Residential Development)</div>	
forward to main cost summary	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

[illegible]

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

PROFESSIONAL FEES			Total Cost
Design Team Fees (specify)	12%	5,005,000.00	600,600.00
Legal Fees			
Other Fees (specify)			
forward to main cost summary			600,600.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

FINANCE COSTS	Total Cost
Finance Costs	340,000.00
forward to main cost summary	340,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

SCHEME

[illegible]

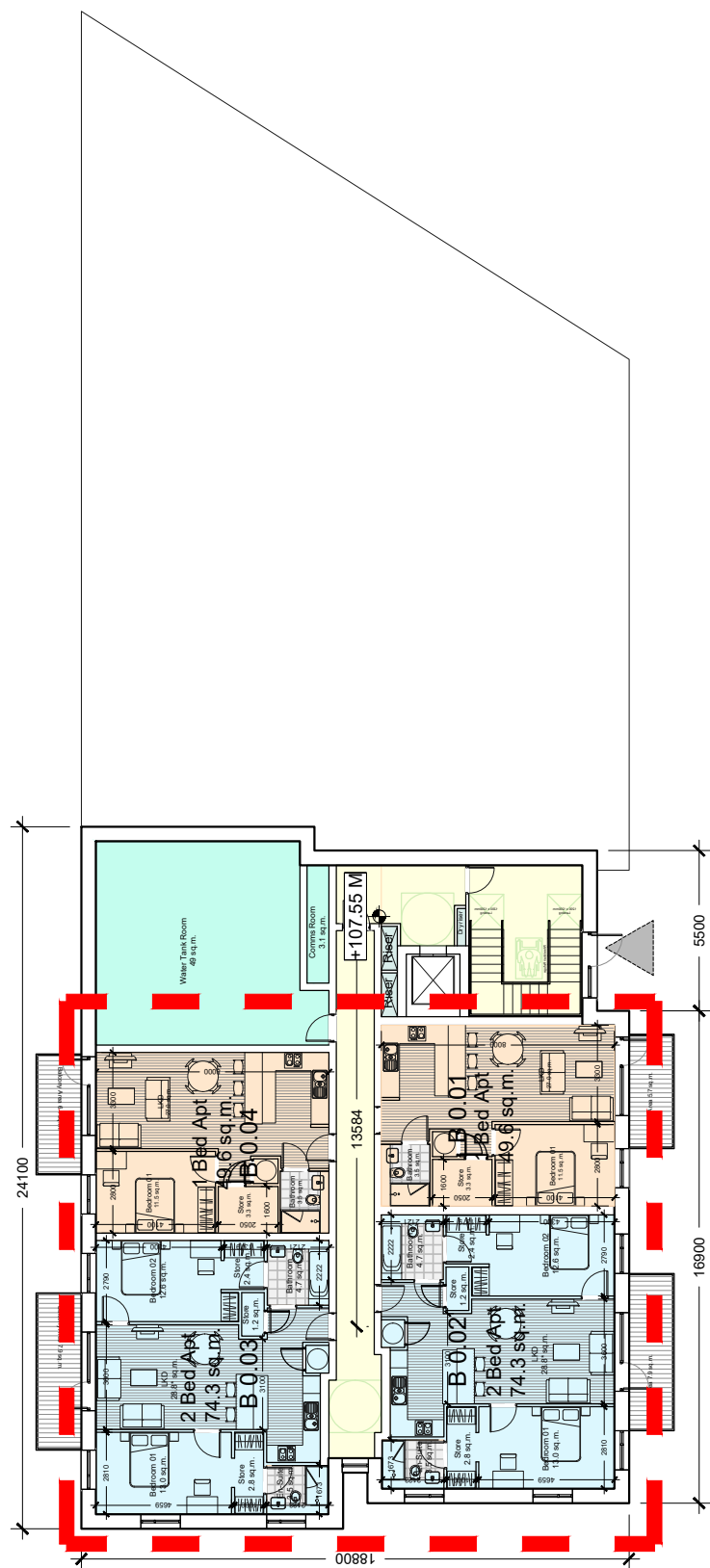
PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR

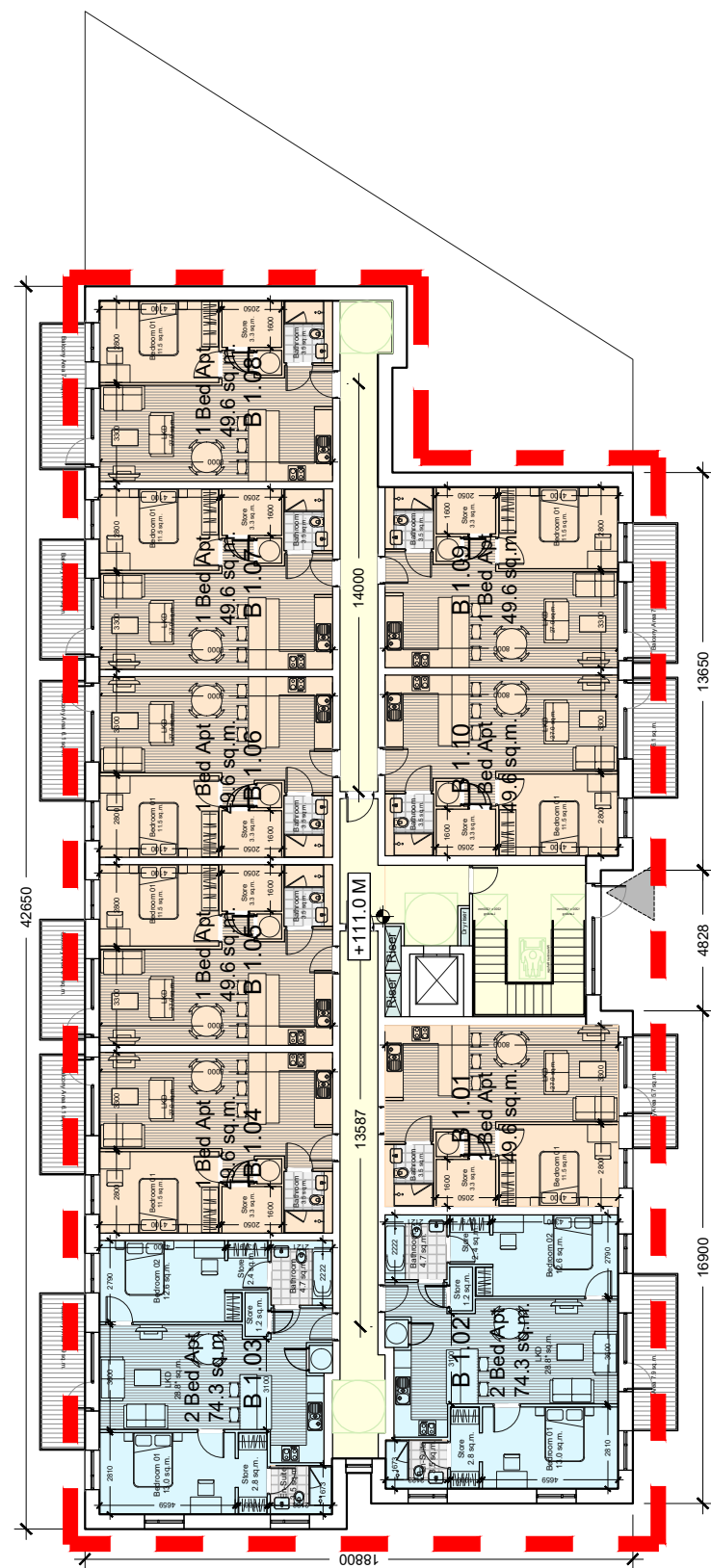
SCHEME

Value Added Tax Calculation			Total Cost
Construction	5,005,000.00	13.50%	675,675.00
Professional fees	600,600.00	23.00%	138,138.00
forward to main cost summary			813,813.00

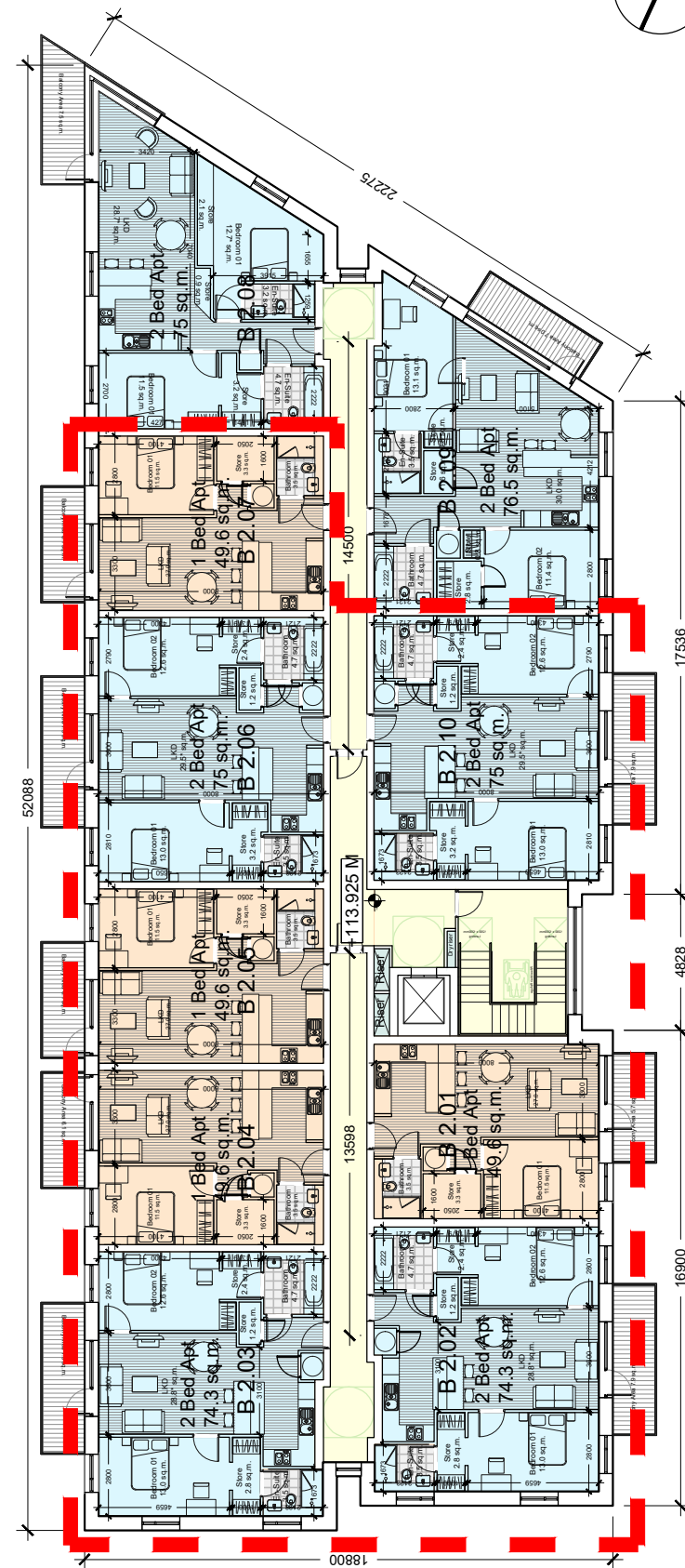
APPENDIX 2: Part V Drawing & Unit Breakdown



Block B_Ground floor plan
Scale 1:250 @ A3



Block B_First floor plan
Scale 1:250 @ A3



Block B_Second floor plan
Scale 1:250 @ A3



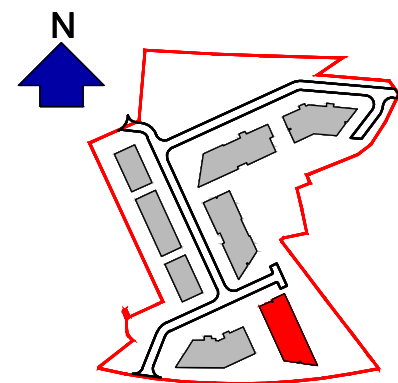
GENERAL NOTES

1. COPYRIGHT RESERVED
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
3. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY

Part V apartments

BLOCK B			
1 BED		2 BED	
No	Area (sqm)	No	Area (sqm)
2	99	2	149
8	397	2	149
4	198	4	299
14	694	8	597
22			



Keyplan



JOHN FLEMING
ARCHITECTS
The Tree House
17 Richview Office Park, DUBLIN 14.
T: (01) 6699888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Ardstone Homes Ltd.

PROJECT
White Pines East SHD

Stocking Ave

DRAWING
Part V Block B

SCALE
1:250@A3

JOB NO.
1941

DRAWN BY
OC

DATE
March 2021

DRAWING NUMBER
WPE-JFA-XX-AB-DR-A-P2011

REVISION
-

DRAWING LOCATION
w:\19 jobs\1941\03-planning\3.1.1 planning application\3.1.2 wpeblock b

DRAWING STATUS
Planning

BLOCK B – Part V Units Proposed

Note: Figures that meet or exceed the minimum Housing Design Standards are highlighted in green.

LEVEL 00	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required storage Area sqm	Storage Area sqm	Required Balcony/ patio size sqm	Balcony/ patio size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
B.0.01	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	West
B.0.02	4B	2 bedroom	28/4P	73	74.3	102%	6	6	7	8	3.6m	3.6m	30	28.8*	2.8m	2.8m	24.4	25.6	Dual	North+West
B.0.03	4B	2 bedroom	28/4P	73	74.3	102%	6	6	7	8	3.6m	3.6m	30	28.8*	2.8m	2.8m	24.4	25.6	Dual	North+East
B.0.04	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East

LEVEL 01	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required storage Area sqm	Storage Area sqm	Required Balcony/ patio size sqm	Balcony/ patio size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
B.1.01	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	West
B.1.02	4B	2 bedroom	28/4P	73	74.3	102%	6	6	7	8	3.6m	3.6m	30	28.8*	2.8m	2.8m	24.4	25.6	Dual	North+West
B.1.03	4B	2 bedroom	28/4P	73	74.3	102%	6	6	7	8	3.6m	3.6m	30	28.8*	2.8m	2.8m	24.4	25.6	Dual	North+East
B.1.04	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.1.05	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.1.06	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.1.07	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.1.08	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	7	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.1.09	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	7	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	West
B.1.10	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	West

LEVEL 02	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required storage Area sqm	Storage Area sqm	Required Balcony/ patio size sqm	Balcony/ patio size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Orientation
B.2.01	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	West
B.2.02	4B	2 bedroom	28/4P	73	74.3	102%	6	6	7	8	3.6m	3.6m	30	28.8*	2.8m	2.8m	24.4	25.6	Dual	North+West
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B.2.04	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.2.05	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.2.06	4A	2 bedroom	28/4P	73	75	103%	6	7	7	8	3.6m	3.6m	30	29.5*	2.8m	2.8m	24.4	25.6	Single	East
B.2.07	2A	1 Bedroom	18/2P	45	49.6	110%	3	3	5	6	3.3m	3.3m	23	27	2.8m	2.8m	11.4	11.5	Single	East
B.2.10	4A	2 bedroom	28/4P	73	75	103%	6	7	7	8	3.6m	3.6m	30	29.5*	2.8m	2.8m	24.4	25.6	Single	West

APPENDIX 3: South Dublin County Council Part V Response Letter

Jessica Crowley

Divisional Director – Development

Ardstone Homes Ltd,

48 Fitzwilliam Square, Dublin D02 EF89

Dear Ms Crowley,

It is noted that **Ardstone Homes Limited** intends to lodge an SHD planning application to develop a site located at Whitepines East, Stocking Avenue comprising 360 units comprising 4 apartment blocks (A,B,C & D) together with a small number of single storey dwellings along the western boundary..

In respect of lodging the proposed Planning application I can confirm that **Ardstone Homes Limited** has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V.

South Dublin County Council's preference in respect of Part V is to acquire units **on site** and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. The Part V negotiations will commence following a grant of planning permission.

Should you have any queries regarding this letter please do not hesitate to contact me

Yours sincerely,

Philomena O'Rourke

Senior Staff Officer,

Part V

Housing Department