

An Bord Pleanála,
1 Marlborough Street,
Dublin 1

3RD December 2021

Vartry Developments Ltd. seeks substitute consent for development at Mount Usher View, Ashford, Co. Wicklow.

This application is made on foot of a grant of leave to make substitute consent under ref. ABP-309566-21. The application site occurs over a 1.19 ha. site for which planning permission was granted and taken up under Reg. Ref. 081704 (extended under Reg. Ref. 14118) for a mixed use residential, retail and office development consisting of: 24 no. residential units (20 no. 3 bed terraced houses above either retail or office space and 4 no. 4 bed semi-detached houses) in 5 no. blocks; vehicular access from two points on the northern and southern corners of the site from Mount Alto Road (L1096); and all ancillary site development works. Development under Reg. Ref. 081704 was not completed.

Development for which substitute consent is sought consists of the development that is complete and was permitted under Reg. Ref. 081704. Development is currently progressed over the majority of the site as follows: Blocks A & B consisting of 9 no. 2.5 storey terraced houses with retail (total 528 sqm below) to pad or first floor plate level; Blocks C and D consisting of 11 no. 3 storey terraced houses with ground floor offices are complete; and Block E consisting of 4 no. 2.5 storey semi-detached houses is complete for 2 no. houses to roof level but not weather tight.

This application is accompanied by a remedial Natura Impact Statement (rNIS).

Dear Sir / Madam,

In relation to the above application, we enclose information relating to Part V of the Planning and Development Act 2000 outlining our proposal to meet the requirement to provide 10% social housing to the local authority on the development.

The application is for a mixed-use development of retail, office and residential with a total of 24 No. Residential Units, together with associated car spaces— in line with Wicklow County Council requirements.

Please note the information provided within this proposal letter, is for the purposes of meeting the requirements of planning validation. The proposed development may be subject to design amendment as part of any grant of permission. The formal Part V agreement with Wicklow Co. Co. will be only reached prior to submission of the commencement notice for the permitted development of the site and will be based on site values at that time.

Please note the contents of this letter are purely indicative. The submission is intended to provide a reasonable estimate of the costs and values of the proposed units based on construction costs and values prevailing at the time

of the planning application. The financial data contained herein is thus provided to the level of detail commensurate with this stage of the Part V process and should be read as being indicative only.

We have used Line Sight Average Irish Construction Costs 2021 as an estimate of the construction costs of the development and added on planning contributions, professional fees, developer's profit of 7.5% and Value Added Tax.

Proposal – 2no. Units

2no. 3-bed Terraced, 3-storey units

- Block C - Unit 10 – 164.1sqm
- Block D – Units 20 – 162.8sqm

Typical Proposed Unit under Part V

(3 BED / 5 PERSON UNIT)

Acquisition Cost				
Current Use Value			€50,000	
Total			€50,000	€50,000

Construction Costs				
Construction Costs	Area SQM	Rate	Cost	
Typical House	162.8	€1,600	€260,480	
Residential Car Parking (spaces)	2	€1,500	€3,000	
Total			€263,480	€263,480

Planning Levies – Contributions (excludes Special Contributions)			€6,000	
Bonds, Water, Utilities			€5,000	
Total			€11,000	€11,000

Professional Fees				
Architect		2.5 %	€6,587	
Quantity Surveyor		1.25 %	€3,293.50	
M&E Consultant		2 %	€5,269.60	
Civil, Structural Engineer, PSDP		1.25 %	€3,293.50	
Landscaping		0.5%	€1317.40	
Total			€19,761	€19,761

Total cost				€344,241
Profit				€25,818.08
Net Sales Price				€370,059.08
VAT @ 13.5%				€49,957.98
SAV Sales Price				€420,017.05

Linesight average Irish construction costs 2021

The average construction costs table is generated using Linesight's database and sets out typical building construction costs. Our database is the largest construction cost database in Ireland.

Building type	Cost range 2021			M&E (inc. @)
Commercial offices				
Suburban, naturally ventilated				
Shell and core	€1,700	€2,363	per sq.m.	10-15%
Developer standard	€1,957	€2,625	per sq.m.	15-20%
Extra for air conditioning	€258	€525	per sq.m.	-
City centre, air conditioned				
Shell and core	€2,268	€3,360	per sq.m.	15-20%
Developer standard (CAT A)	€2,678	€3,885	per sq.m.	25-30%
Office fit-out				
95% open-plan, no catering	€670	€998	per sq.m.	20-30%
75% open-plan, limited catering	€876	€1,260	per sq.m.	20-30%
60% open-plan, full catering	€1,236	€1,890	per sq.m.	25-35%
Corporate HQ	€1,957	€2,520	per sq.m.	25-35%
High-tech industrial				
Shell and core	€1,442	€1,995	per sq.m.	20-25%
Fit-out	€1,030	€1,943	per sq.m.	25-45%
Residential				
Estate house (approx. 100sq.m.)				
Estate house (approx. 100sq.m.)	€1,391	€1,890	per sq.m.	10-20%
Purpose-built student accommodation (incl. FF&E)				
Purpose-built student accommodation (incl. FF&E)	€2,781	€3,360	per sq.m.	10-20%
Apartments - suburban/city edge				
BTR - 4-8 storey (incl. FF&E)	€2,163	€2,625	per sq.m.	15-20%
BTS - 4-8 storey	€1,957	€2,415	per sq.m.	15-20%
Apartments - urban				
BTR - 5-8 storey (incl. FF&E)	€2,318	€2,888	per sq.m.	20-25%
BTR - 12-15 storey (incl. FF&E)	€2,524	€3,203	per sq.m.	20-25%
BTS - 5-8 storey	€2,215	€2,783	per sq.m.	15-20%
BTS - 12-15 storey	€2,421	€3,098	per sq.m.	20-25%
Co-living	€2,678	€3,360	per sq.m.	20-25%
Shopping centres				
Anchor unit	€979	€1,260	per sq.m.	10-15%
Unit shops	€1,236	€1,943	per sq.m.	10-15%
Mall	€2,215	€4,043	per sq.m.	20-25%
Retail fit-out	€1,751	€2,520	per sq.m.	25-30%
Site development business parks				
Roads and primary services	€231,750	€756,000	per hectare	-
Warehouses				
Without offices	€824	€1,103	per sq.m.	8-12%
With 10% offices	€979	€1,575	per sq.m.	10-15%

Building type	Cost range 2021			M&E (inc. @)
Healthcare				
Tertiary care	€5,047	€6,090	per sq.m.	35-40%
Acute teaching hospital	€4,326	€5,250	per sq.m.	35-40%
General hospital	€3,966	€4,830	per sq.m.	30-35%
Nursing home	€2,472	€3,465	per sq.m.	20-25%
Car park				
Surface	€1,545	€1,995	per space	-
Multistorey	€13,390	€26,985	per space	-
Undercroft	€16,583	€24,150	per space	-
Single-level basement	€22,660	€45,150	per space	-
Double-level basement	€28,840	€60,900	per space	-
Basement (no car parking)				
Bicycle storage general	€1,339	€2,520	per sq.m.	-
Shower and changing facilities	€1,803	€3,255	per sq.m.	-
Plant space (excl. plant)	€1,236	€2,415	per sq.m.	-
Education				
Primary-level (DoES)	-	€1,490*	per sq.m.	10-15%
Second-level (DoES)	-	€1,490*	per sq.m.	15-20%
Third-level	€2,472	€3,675	per sq.m.	20-25%
Leisure				
Hotel building 3-4* (incl. FF&E)	€2,472	€3,465	per sq.m.	25-35%
Hotel building 5* (incl. FF&E)	€3,090	€5,408	per sq.m.	30-40%
Aparthotels	€2,833	€3,990	per sq.m.	25-35%
Restaurant	€2,369	€3,728	per sq.m.	25-30%
Cinema	€1,906	€3,203	per sq.m.	20-30%
Sports hall	€1,339	€2,100	per sq.m.	10-15%
Swimming pool	€3,039	€4,305	per sq.m.	30-40%
Data centre				
Data centre facility	€7.2 million	€9.98 million	per MW	65-80%
Municipal				
Fire station	€2,781	€3,465	per sq.m.	15-25%
Prison	€2,884	€3,833	per sq.m.	20-30%
Courthouse	€3,811	€4,883	per sq.m.	20-30%

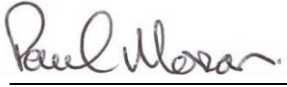
Notes:

- The above costs are correct as of the beginning of October 2021, are based on September 2021 prices and on gross floor area. Average costs as indicated should not be used for insurance valuation purposes. The costs are representative of typical valuations for each type of project. Unique designs or challenging sites may not be within the cost range shown. The rates shown are average construction build only and do not include VAT, professional fees, any other soft costs, or allow for future inflation.
 - The building costs noted above for the various building types are exclusive of site development costs and external works, which can vary significantly based on the specific site.
 - The costs associated with brownfield sites can vary significantly and the building costs above exclude abnormal contamination.
 - The basic building costs above exclude basement construction costs. Should a basement be required, this should be costed separately.
 - Costs per car parking space assume a large, efficient car park layout providing a gross 28-34sq.m. per car parking space. Note that this relates to pure car parking areas, and additional basement spaces such as bicycle parking, plant rooms, shower and changing facilities are not accounted for, and should be costed separately.
 - Data centre costs exclude power substations and overhead line work, as well as the cost of bringing fibre connectivity to the site
- * Current basic building cost (BBC) limit includes VAT, but excludes external works, fitted furniture and abnormal cost provisions.

Please note that the above information has been provided without prejudice. The final details of any agreement with the Council in relation to Part V compliance, including agreements on costs will not take place until a final grant of permission has been issued by Wicklow Co. Co.

Please advise us in the event that there are any omissions or issues in relation to this planning application.

Yours Sincerely,

A handwritten signature in black ink that reads "Paul Moran". The signature is written in a cursive style and is positioned above a horizontal line.

Paul Moran

Director

CDP Architecture