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An Bord Pleanála
64 Marlborough Street
Dublin 1

Date: 16th July 2020

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY THE ROMEVILLE DEVELOPMENTS LTD FOR A RESIDENTIAL DEVELOPMENT AT STONEY HILL ROAD, RATHCOOLE, CO. DUBLIN

Dear Sir/Madam,

On behalf of the applicant, Romeville Developments Ltd, we refer to the above mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with South Dublin County Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the Permission is granted. Neither is available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V.

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Identification of Units

In the context of the proposed development of 204 no. residential units at Stoney Hill Road, Rathcoole, Co. Dublin, it is proposed, without prejudice, to provide up to 20 no. units on site in total to comply with Part V of the Act. It is proposed to provide:

1. Apartment 3: Ground floor, two bed unit
2. Apartment 5: Ground floor, two bed unit
3. Apartment 6: Ground floor, one bed unit
4. Apartment 7: Ground floor, one bed unit
5. Apartment 8: Ground floor, one bed unit
6. Apartment 9: Ground floor, one bed unit
7. Apartment 10: Ground floor, two bed unit
8. Apartment 11: Ground floor, two bed unit
9. Apartment 14: First floor, two bed unit
10. Apartment 16: First floor, two bed unit
11. Apartment 17: First floor, one bed unit
12. Apartment 18: First floor, one bed unit
13. Apartment 19: First floor, two bed unit
14. Apartment 20: First floor, one bed unit
15. Apartment 25: Second floor, two bed unit
16. Apartment 27: Second floor, two bed unit
17. Apartment 28: Second floor, one bed unit
18. Apartment 29: Second floor, one bed unit
19. Apartment 30: Second floor, two bed unit
20. Apartment 31: Second floor, one bed unit

The above is subject to change depending upon the nature of any final grant of permission, including conditions of such permission, and the assessment by the Housing Authority of the ultimate proposal.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €5,924,700 on the basis of the Council acquiring 20 no. units.

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs is: -

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Calculation	1 bed Apt		2 bed Apt				
	Type 1	Type 2	Type 1	Type 2	Type 3	Type 4	Type 5
Size (sq.m)	49.4	50.5	86.2	84.7	82.5	83.5	83.6
Construction Cost	€135,000	€135,000	€155,000	€155,000	€155,000	€155,000	€155,000
Development Cost	€56,000	€56,000	€62,000	€62,000	€62,000	€62,000	€62,000
Profit (10% of construction cost)	€13,500	€13,500	€15,500	€15,500	€15,500	€15,500	€15,500
Land Cost	€40,000	€40,000	€45,000	€45,000	€45,000	€45,000	€45,000
VAT at 13.5%	€33,008	€33,008	€37,463	€37,463	€37,463	€37,463	€37,463
Total Estimated Unit Cost	€277,508	€277,508	€314,963	€314,963	€314,963	€314,963	€314,963
No. of Units	7	3	3	4	1	1	1
Sub-total	€1,942,553	€832,523	€944,888	€1,259,850	€314,963	€314,963	€314,963

TOTAL COST TO COUNCIL

€5,924,700

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

Robert Keran

Robert Keran, BSc Spatial Planning, BA (Law), LLB, MIPI, MPMI
Virtus