



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

**Proposed Strategic Housing Development
Park Shopping Centre & 42-45,
Prussia St,
Dublin 7**

Part V Booklet

Applicant: The Park Shopping Centre Limited

March 2021

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Introduction

Article 297(2)(g) and (h) of the Planning and Development (Strategic Housing Development) Regulations, 2017 requires the following details to be submitted with a Strategic Housing Development (SHD) application:-

(g) in the case of an application for permission for a proposed development to which section 96 of the Planning and Development Act 2000 applies, details as to how the applicant proposes to comply with a condition referred to in subsection (2) of that section to which the permission, if granted, would be subject, including—

- (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the functional area of the planning authority concerned that is or are proposed to be transferred to that planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and*
- (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Planning and Development Act 2000,*

(h) where that Part V applies to the proposed development, a layout plan showing the location and types of houses proposed to be transferred or leased to the planning authority under that Part,

The proposed development includes 32 no. build-to-rent units, which are subject to the provisions of Part V. It is proposed to provide 3 no. units to the Planning Authority. This booklet includes:-

- Estimated costings for the units;
- Plans identifying the units;
- Letter from Dublin City Council confirming that the applicant has engaged with DCC on Part V.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2458 E: Natasha.satell@dublincity.ie

Mr. Darran Quaile
Simon Clear & Associates
darran@clearconsult.ie
Sent by email

23rd February 2021

Part V Ref: 951

Re: Site at Park Shopping Centre, 42-45 Prussia Street, Dublin 7
Applicant: Park Shopping Centre Limited
Agent: Simon Clear & Associates

Validation Letter – Part V

Dear Sir / Madam,

Simon Clear & Associates intends to lodge a planning application on behalf of their client Park Shopping Centre Limited, to develop a site at Park Shopping Centre, 42-45 Prussia Street, Dublin 7.

Simon Clear & Associates on behalf of their client has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

pp. N.Satell

Lorraine Gaughran

Housing Development

Part V Schedule of Accommodation & Approximate Cost



Location address Park Shopping Centre JV
Redevelopment of Park Shopping Centre
Prussia Street
Dublin 7

	Net sq m	Net Sq ft	Gross sq m ⁽¹⁾	Gross Sq ft ⁽¹⁾	Cost per Sq Ft €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit (see Exclusions below) €	Unit No's	Total cost €	Sales Price per Unit €	Sales Price Overall €
Overall Development													
2 Bed T/House	78.00	840	120	1,289	210	270,642	53,879	75,000	399,521	3	1,198,563	546,000	1,638,000
2 Bed	76.00	818	117	1,256	210	263,703	52,497	75,000	391,200	3	1,173,600	532,000	1,596,000
2 Bed	77.00	829	118	1,272	210	267,173	53,188	75,000	395,360	15	5,930,407	539,000	8,085,000
2 Bed	78.00	840	120	1,289	210	270,642	53,879	75,000	399,521	7	2,796,647	546,000	3,822,000
2 Bed	81.00	872	124	1,338	210	281,052	55,951	75,000	412,003	3	1,236,008	567,000	1,701,000
3 Bed	99.00	1,066	152	1,636	210	343,508	68,384	75,000	486,892	1	486,892	693,000	693,000
TOTALS										32	12,822,116		17,535,000
Proposed Part V Units at First Floor Level													
2 Bed	77.00	829	118	1,272	210	267,173	53,188	75,000	395,360	3	1,186,081	539,000	1,617,000
TOTALS										3	1,186,081		1,617,000

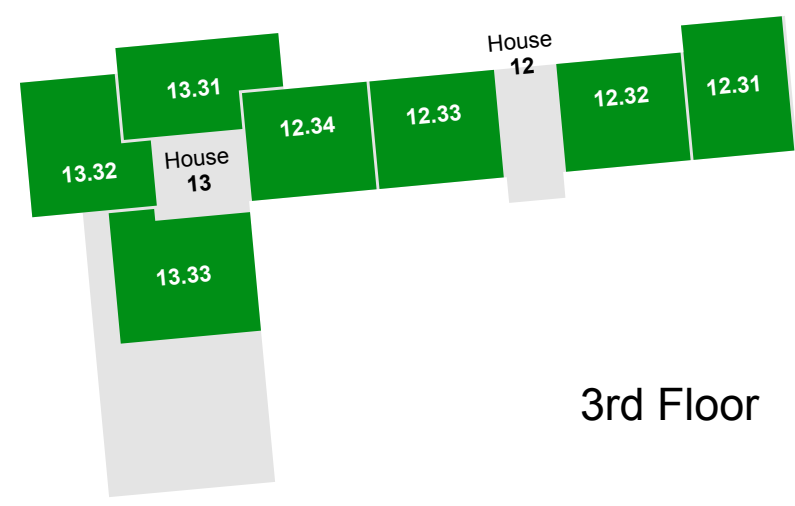
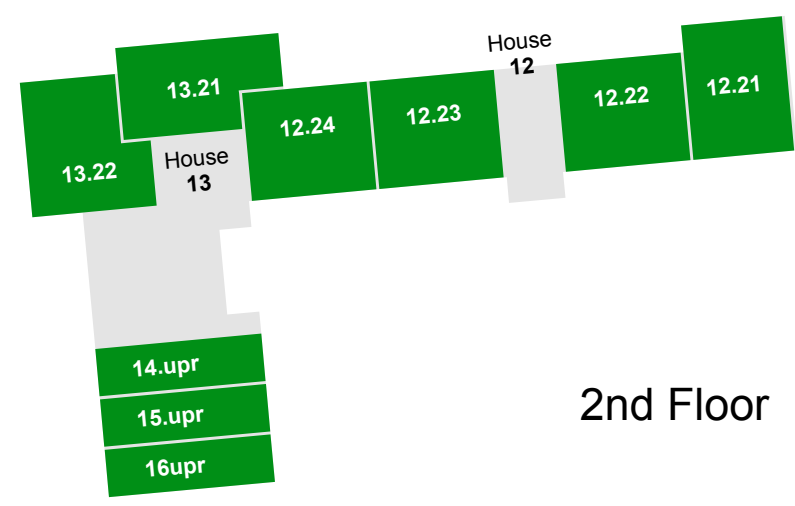
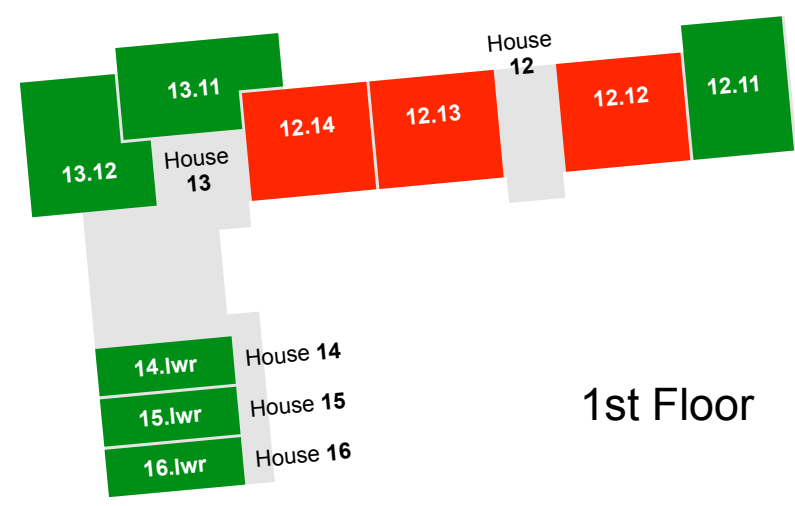
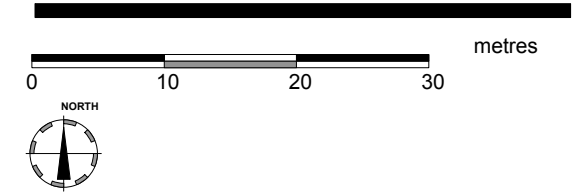
Note: Gross Area calculations include for Circulation, Common Areas and Residential Amenity areas; GIFA of BTR element of overall scheme is approx 3,845 sq m

The following costs are excluded from the above Estimated Costs

- Value Added Tax on Construction Costs, Professional Fees, etc
- Inflation beyond Q1 2021
- Stamp Duty, legals costs and similar associated with site purchase
- Finance Costs and associated arrangement fees and the like
- Marketing costs and the like associated with completed development
- Any costs associated with works outside the proposed site boundary, including any works in relation to the Statutory Authorities including roads, etc
- Capital contributions to Public Realm Works and special planning conditions e.g. traffic management or road improvement works
- Capital contributions to Public/Statutory Authorities including BGE, ESB, Irish Water, Telecoms, etc
- Rights of light, easements, noise and rights of way actions including measures to alleviate same
- Any extensive repairs or structural upgrade works to existing structures or services infrastructure including adjoining properties/facilities
- Archaeological finds and protection/removal of same and associated costs
- Presence of asbestos or similar deleterious materials and costs associated with removal of same
- Contaminated ground/spoil excavation and removal - previous use of units assumed did not create any contamination
- Replacement or reinstatement of features or elements of conservation/protected structures removed or damaged by previous owner/user

Completed By Kevin Duke, Duke McCaffrey Construction Consultants, 24 Baggot Street Lower, Dublin 2 D02 EW26

Date: 16 February 2021



Proposed Selection of Part V Apartments
(indicated red)

FOR INFORMATION
scale 1:500 @ A3

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