

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 5th August 2022

Dear Sir / Madam,

RE: PART V PROPOSALS IN RESPECT OF A STRATEGIC HOUSING DEVELOPMENT APPLICATION AT CARRICKMINES GREAT, GLENAMUCK ROAD SOUTH, DUBLIN 18

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2021

The proposal relates to a SHD application to An Bord Pleanála for a residential development of 167 no. residential units (98 no. apartments and 69 no. houses), along with a childcare facility, and all associated development at the above referenced site.

The applicant, Grafton Issuer DAC, proposes to meet the 20% Part V Social Housing requirement for the proposed residential development in the following manner:

- provision of 32 no. units within Block 01, including 10 no. 1 beds, 11 no. 2 beds, and 11 no. 3 beds, i.e. 20% of 167 units (rounded down in accordance with established practice).

The above reflects discussions with the Housing Department of DLRCC in respect to the Part V provision for the subject site (see letter attached from the Housing Department).

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government, please find the following information enclosed on behalf of the applicant:

- (i) Part V Booklet prepared by OMP Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed 32 no. Part V units within Block 01 (20% of the total units proposed) and a schedule of areas;
- (ii) Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Dun Laoghaire Rathdown County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

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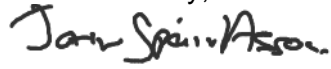
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We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of the Part V proposals if required.

Yours faithfully,



John Spain Associates

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Part V Unit,
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Grafton Issuer DAC
32 Molesworth Street,
Dublin 2

20th July 2022

Re: Proposed Development at Carrickmines Great SHD, Glenamuck, Dublin 18

Dear Sirs,

I refer to your proposed development at Carrickmines Great SHD, Glenamuck, Dublin 18 involving the construction of 167 residential units 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 Approved Housing Body, or in the case of the Affordable Housing provision, to approved Affordable Purchasers nominated by the Council, 10x one-bedroom apartments, 11x two-bedroom apartments, 11x three-bedroom apartments.
- *Indicative* cost for the 32 units is €15,761,058 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 €301,508 for the one-bedroom apartments, €530,019 for the two-bedroom apartments, €628,706 for the three-bedroom apartments.

While the unit costs exceed the Councils acquisition costs limits, I wish to confirm that this proposal overall 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.

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 and in order to ensure compliance with Affordable Housing Regulations.

Yours faithfully,
Aiden Conroy
Aiden Conroy
Administrative Officer

Carrickmines Great SHD

	1-Bed Apt 47.8m2	2-Bed Apt - 84m2	3-Bed Apt - 99.7m2	Total
Size (Sq Ft)	515	904	1,073	26,896
Construction Cost	182,825	321,386	381,227	9,556,995
Development Cost	69,109	121,487	144,107	3,612,626
Profit - 7.5%	13,712	24,104	28,592	716,775
Land Cost				
Vat @ 13.5%	35,862	63,042	74,780	1,874,663
Total Estimated Cost of Part V Units	301,508	530,019	628,706	15,761,058
No. of Units	10	11	11	32
Subtotal	3,015,082	5,830,210	6,915,766	15,761,058
Total				15,761,058

C Construction Cost	355	355	355
o Development Cost	134	134	134
s Profit	27	27	27
t Land Cost			
p Vat @ 13.5%	70	70	70
e Total Estimated	586	586	586

