

An Bord Pleanála
64 Marlborough Street
Dublin 1

25th March 2022

PART V PROPOSAL

**RE: DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT, MAIN STREET,
DUNDRUM, DUBLIN 14**
**APPLICANT: DUNDRUM RETAIL GP DAC (ACTING FOR AN ON BEHALF OF DUNDRUM RETAIL
LIMITED PARTNERSHIP)**

Dear Sir/ Madam,

In the context of the above planning application, in compliance with Part V, Sections 96 (3)(b)(i) and 96(3)(j) of the Planning and Development Act 2000 (as amended), the applicant proposes to allocate the required number of the proposed apartments (ie. 10%) on site.

The specific units (88no.) to be allocated are identified in the **Part V Allocation** A3 Booklet (Grid Architecture) enclosed with this letter.

See also **Part V Costings Report** (KSN) enclosed as Appendix A. The estimated costs are intended to provide a reasonable estimate of the costs and values of the proposed Part V units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with the local authority. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a final grant of permission and on the site value at the time the permission is granted.

The final mix of units proposed to be provided to comply with Part V will be subject to discussions following a final grant of permission. The applicant has consulted with Dun Laoghaire Rathdown County Council Housing Department and will continue this dialogue following a grant of permission. See enclosed letter from DLRCC (Appendix B).

We trust that this is in order

Yours sincerely,



BMA Planning

APPENDIX A

Part V Costings (KSN)

NAME OF DEVELOPMENT: **DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT (SHD), MAIN STREET, DUNDRUM, DUBLIN 14**

GROSS FLOOR AREA RESIDENTIAL ELEMENT:	83,963.00	100%	83,963.00
Part V 10% requirement	8,398.30 m2		
TOTAL NO OF UNITS IN DEVELOPMENT	881.00 nr		

No of 1 BED Apts	335.00	No of 1 BED Duplex	-
No of 2 BED Apts	463.00	No of 2 BED Duplex	-
No of 3 BED Apts	82.00	No of 3 BED Duplex	-
No of Studio Apartments	1.00	No of 4 BED Duplex	-

OVERALL DEVELOPMENT COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	285,505,966.90 €	3,399.57
2) CONTRACTORS PROFIT 5%	14,275,298.35 €	169.98
3) TOTAL CONSTRUCTION	299,781,265.25 €	3,569.55
4) ATTRIBUTABLE COSTS		
5) DESIGN FEES (% OF CONSTRUCTION COST: 10.00%)	29,978,126.52 €	356.95
6) PLANNING APPLICATION FEES	81,500.00 €	0.97
7) FIRE CERTIFICATE FEES	146,300.00 €	1.74
8) CONTRIBUTIONS	Incl	
9) ARCHAEOLOGICAL FEES	63,000.00 €	0.75
10) LEGAL FEES	910,000.00 €	10.84
11) HOMEBOND	1,419,074.00 €	16.90
12) SITE SURVEY	520,000.00 €	6.19
13) DEVELOPMENT CONTRIBUTIONS	10,112,796.37 €	120.41
14) UTILITY & CONNECTION CHARGES	5,702,672.00 €	67.90
15) FINANCING COSTS	26,110,948.20 €	310.91
16) TOTAL ATTRIBUTABLES	75,044,417.10 €	893.57
17) SUB TOTAL	374,825,682.34 €	4,463.11
18) SITE COST	43,600,000.00 €	519.15
19) VAT @13.5%	40,470,470.81 €	481.89
20) VAT @ 23%	7,238,359.10 €	86.19
21) TOTAL	466,134,512.25 €	5,550.34
22) COST PER M2 EXCLUSIVE OF VAT	418,425,682.34 €	4,982.27
23) ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	75,044,417.10 €	893.57

PREPARED BY:	DPV	Total Floor Area provided by developer in m2
MATHS CHECK BY:	EUV	
APPROVED FOR RECOMMENDATION BY:	PG @10%	Planning Gain % Outstanding PG Remaining
		100.00% -

NAME OF DEVELOPMENT: DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT (SHD), MAIN STREET, DUNDRUM, DUBLIN 14

NO. OF UNITS IN DEVELOPMENT
GROSS FLOOR AREA PROPOSED BY DEVELOPER
PART V OBLIGATION 10%

881.00
83,983.00
8,398.30

Social

NO OF UNITS	UNIT TYPE	Bedrooms	NET FLOOR AREA OF UNIT TYPE	GROSS FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	DEDUCT Development contributions	All in cost per sq m	Nett Cost per Unit	VAT @ 13.5%	VAT @ 23%	All in Cost Inclusive of VAT	
46	Blk 4A - 1Bed	1	50.61	72.36	519.15	3476.89	893.57	120.41	4789.20	345,099.73	33,964.47	6,238.81	385,301	
37	Blk 4A - 2 Bed 4P	2	74.57	106.62	519.15	3476.89	893.57	120.41	4789.20	508,474.81	50,043.73	9,189.10	567,708	
5	Blk 4A - 3 bed	3	103.60	148.13	519.15	3476.89	893.57	120.41	4789.20	706,446.41	69,527.95	12,798.82	788,741	
88			5,605.00	8,014.01										
											Total Unit Cost Exclusive of VAT		Total Cost Inclusive of VAT	
											-		42,672,725.51	
												PG Remaining	-	
													42,672,726	
												cost for dwellings	88	484,917

APPENDIX B
DLRCC Part V Letter



Comhairle Contae Dhúin Laoghaire-Ráth an Duin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
 Dún Laoghaire- Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin. A96 K6C9
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Housing Department
An Rannóg Tithíochta
Aiden Conroy
 Part V Unit, Marine Road,
 Dún Laoghaire, Co. Dublin
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aidenconroy@dlrcoco.ie

Dundrum Retail GP DAC,
 c/o, BMA Planning,
 Taney Hall,
 Eglinton Terrace,
 Dundrum,
 Dublin 14

10th February 2022

Re: Proposed Development at Dundrum Village Centre, Main Street, Dundrum, Dublin 14

Dear Sirs,

I wish to confirm that Dundrum Retail GP DAC are engaged in negotiations with Housing Part V on Part V compliance for the proposed development at Dundrum Village Centre, Main Street, Dundrum, Dublin 14, involving the construction of 881 residential units.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal 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 and subject to full review and evaluation should planning permission be granted.

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.

Yours faithfully,

Aiden Conroy

Aiden Conroy
 Administrative Officer

See Separate Report

“Part V Allocation” A3 Booklet (GRID)