

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

15 January 2020

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY CURVE DEVCO LIMITED FOR PROPOSED DEVELOPMENT OF 101 NO. UNITS ADJACENT TO THE GROUNDS OF CASTLE PARK SCHOOL, DALKEY

Dear Sir / Madam,

We are instructed by the Prospective Applicant, Curve Devco Limited, 5 Harcourt Road, Dublin 2, to write to An Bord Pleanála regarding the above.

We refer to the above referenced proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the contents 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 valid planning application and will ultimately be subject to possible amendment and formal agreement with Dun Laoghaire-Rathdown County Council prior to submission of the Commencement Notice in relation to the development of the site. 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 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be 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 as a discount from the rent payable under the enhanced Long-Term Lease which would be entered into with Dun Laoghaire-Rathdown County Council.

The units are identified on Drawing Nos. 1094-MDO-XX-00-DR-A-25001 'Part V 'Part V Units – Ground Floor' and 1094-MDO-XX-01-DR-A-25002 'Part V Units – First Floor', prepared by McCauley Daye O' Connell Architects . This proposal has also formed the subject of direct communications between the Prospective Applicant and Aidan Conroy of the Housing Department of Dun Laoghaire-Rathdown County Council.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €226,800.00 per annum on the basis of the Council leasing 10no. units under the Enhanced Long-Term Lease.

Identification of Units

In the context of the development at Castle Park as shown in this planning application it is therefore proposed to provide up to 10 no. units on site in total to comply with Part V of the Act. It is proposed to provide: -

- 6 no. 1 bedroom apartments Type A.
- 4 no. 2 bedroom apartments Type B.

With an estimated cost per unit to the Local Authority as follows: -

- Type A – €19,944.00 per annum.
- Type B – €26,784.00 per annum.

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

Methodology of Calculation of Costs

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

Apartment Type	Type A	Type B
Size (m ²)	80	50
Construction Cost (€2200 / m ²)	€176,000.00	€110,000.00
Circulation Space (15%)	€29,640.00	€16,500.00
Development Costs (€ / unit)	€37,500.00	€37,500.00
Builders Profit – 12.5%	€30,312.00	€20,500.00
Land Cost (€ / unit)	€150,000.00	€120,000.00
VAT @ 13.5%	€57,166.00	€41,107.00
Total Estimated Cost	€480,618.00	€345,607.00

NB. The above Table is required to include each of the Apartment Types intended to be offered to DLRC.

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,


 PP Stephen Little,
 Managing Director,
STEPHEN LITTLE & ASSOCIATES