



23rd March 2022

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Re:

**Part V Proposal for the Proposed Residential Development at
Minister's Road, Regles, Lusk, County Dublin.**

Applicant: Dwyer Nolan Developments Ltd.

Dear Sir / Madam,

Dwyer Nolan Developments Ltd. intend to lodge a Strategic Housing Development application to An Bord Pleanála comprising of 312 no. residential dwellings and a creche on a site measuring c. 8.3 hectares located to the north of Minister's Road, in the townland of Regles, Lusk, County Dublin.

It is proposed to provide 31 no. units (10% of the total no. of units proposed) for the purposes of complying with Part V and the Planning and Development Act 2000 (as amended).

In total, the proposed Part V units consist of the following mix of dwellings:

Dwelling Type	No. of Units
2 bed / 3 person apartment	10
2 bed / 4 person apartment	3
3 bed / 5 person duplex	4
3 bed / 5 person house	10
4 bed / 7 person house	4
Total	31

Submitted with the application is Drawing No. 2002-P-10 'Proposed Part V' prepared by Davey + Smith Architects which clearly details the locations of the proposed Part V units – please refer to same. For convenience Figures 1 & 2 below indicate the proposed locations for Part V units.



Figure 1 – Proposed Part V unit in north-west of the development.

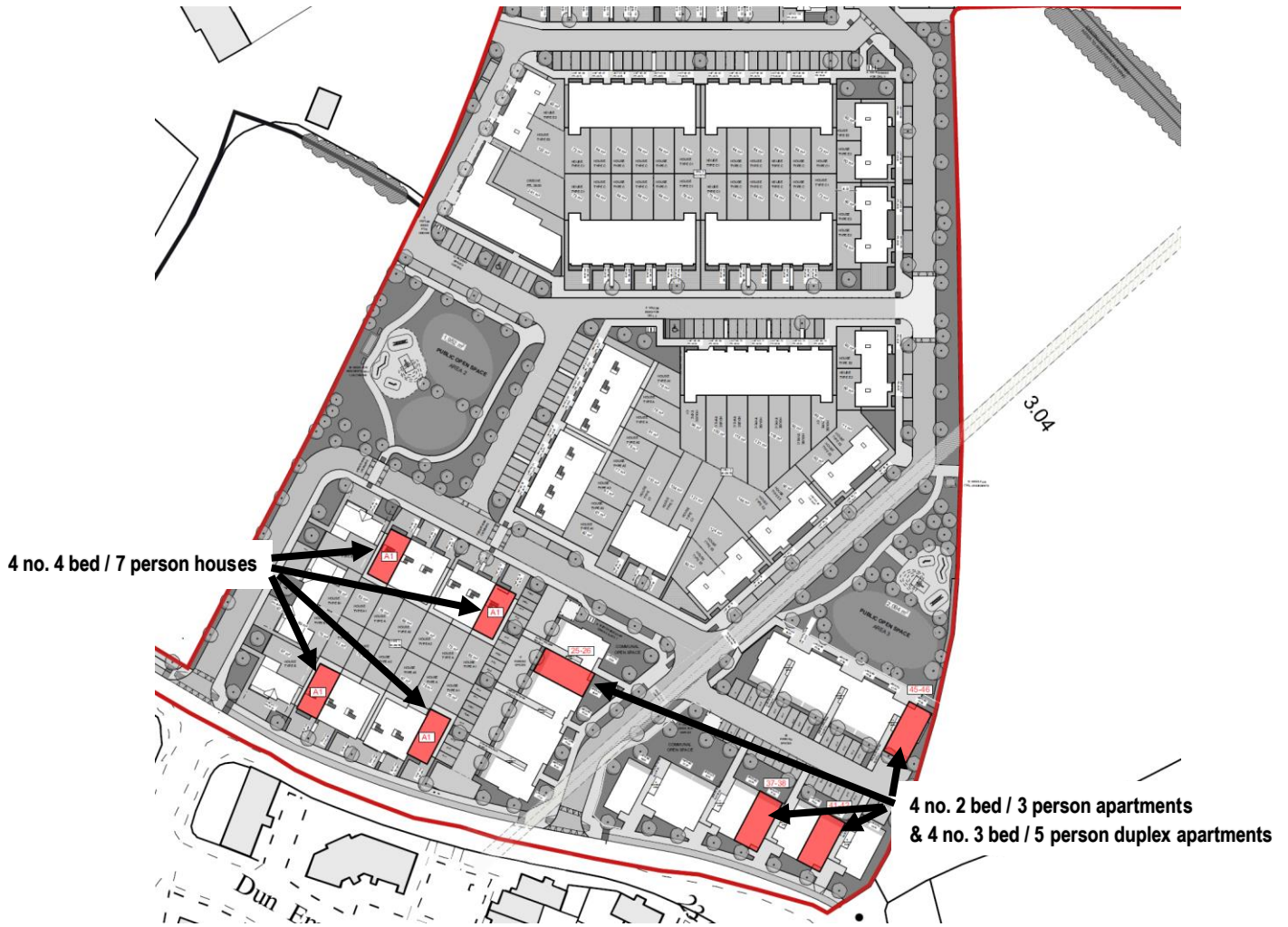


Figure 2 – Proposed Part V unit in south of the development.

Figure 3 on the page over details the unit numbers / locations (corresponding to the submitted site layout plans prepared by Davey + Smith Architects).



Part V Proposal				
Apartment Block C				
	Unit Number	Type	Area	Block
01	164	2 bed	90m ²	C
02	167	2 bed	90m ²	C
03	170	2 bed	90m ²	C
04	165	2 bed	74.4m ²	C
05	168	2 bed	74.4m ²	C
06	171	2 bed	74.4m ²	C
07	166	2 bed	87.9m ²	C
08	169	2 bed	87.9m ²	C
09	172	2 bed	87.9m ²	C
Houses				
10	11	4 bed	148.3m ²	A1
11	16	4 bed	148.3m ²	A1
12	06	4 bed	148.3m ²	A1
13	01	4 bed	148.3m ²	A1
14	114	3 bed	110m ²	C
15	115	3 bed	110m ²	C
16	116	3 bed	110m ²	C
17	117	3 bed	110m ²	C
18	134	3 bed	110m ²	C
19	135	3 bed	110m ²	C
20	136	3 bed	110m ²	C
21	129	3 bed	110m ²	C
22	130	3 bed	110m ²	C
23	131	3 bed	110m ²	C
Duplex				
24	25	2 bed	70.6m ²	
25	26	3 bed	117.2m ²	
26	45	2 bed	70.6m ²	
27	46	3 bed	117.2m ²	
28	41	2 bed	68.3m ²	
29	42	3 bed	117.2m ²	
30	37	2 bed	68.3m ²	
31	38	3 bed	117.2m ²	

Figure 3 – Proposed Part V Unit Numbers.



Further / full details, including for indicative costings, can be found in the accompanying letter prepared on the behalf of the applicant by Walsh Associates.

It should be noted that details of costings submitted are based on the typical cost of construction at time of the application. All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning permission all costs / values and locations of the proposed Part V units will be subject to review and final agreement with the Local Authority.

Trusting al of the above and enclosed is in order.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'A. Fenton', written over a horizontal line.

Alan Fenton
Planning Consultant
Armstrong Fenton Associates
Planning & Development Consultants

On Behalf of Dwyer Nolan Developments Ltd.



The Senior Administrative Officer,
Planning Department,
Fingal County Council,

1 March 2022

Dear Sir/Madam,

Re: The proposal is for a Residential Development on a site of at Ministers Road, Lusk Co Dublin. The proposal consists of the development of 312 dwellings.

PART V PROPOSAL FOR PLANNING APPLICATION VALIDATION

We are instructed by our client to submit the following proposal as part of the above application for compliance with the provisions of Part V of the Planning and Development Act 2000 (as amended) and the Planning & Development Regulations, 2001 (as amended).

The revised provisions for compliance with Part V under Section 96 of the Act are as follows:

- I. The transfer, to the Planning Authority of the ownership of part(s) of the land (10%) subject of the application, to be reserved for the provision of social housing.
- II. the building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement,
- III. the transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement
- IV. the grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the Planning Authority, of such number and description as may be specified in the agreement
- V. a combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application subject to Section 96 of the Act. It states the following:

"in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (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 planning authority's functional area proposed to be transferred to the 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 Act”

In relation to Article 22(2)(e)(i) of the regulations above we note that the applicant proposes the building and transfer of **31 no.** units on the site to satisfy the current Part V legislation.

These units are identified on the attached site plan.

In relation to (ii) above the applicant has calculated the cost of each of these unit based on the following attributable costs:

- Land Costs (including Land price, stamp duty & Cost of acquisition),
- Design & planning fees (including architecture, engineering, landscaping, planning, QS, surveys, planning application fees, levies, fire, archaeology, Homebond, etc.)
- Construction & Infrastructure costs (including for share of common development works, services connections, etc.)
- Finance Costs
- Marketing and sales costs
- Other costs (e.g. audit, project management, contingencies)
- Profit
- Cash Flow (banks loans, etc.)

Based on the above attributable costs our client has estimated the average cost of each unit will be as per table below:

Part V Schedule of Accommodation & Approximate Cost									
Location	Nr of units	Unit No's	Net sq m	Cost per Sq m €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit €	Total cost €
Block C									
2 bed	1	164	90.0	2,750	€247,500	€12,000	€2,500	€262,000	€262,000
2 bed	1	167	90.0	2,750	€247,500	€12,000	€2,500	€262,000	€262,000
2 bed	1	170	90.0	2,750	€247,500	€12,000	€2,500	€262,000	€262,000
2 bed	1	165	73.1	2,750	€201,025	€12,000	€2,500	€215,525	€215,525
2 bed	1	168	73.1	2,750	€201,025	€12,000	€2,500	€215,525	€215,525
2 bed	1	171	73.2	2,750	€201,300	€12,000	€2,500	€215,800	€215,800
2 bed	1	166	87.0	2,750	€239,250	€12,000	€2,500	€253,750	€253,750
2 bed	1	169	86.8	2,750	€238,700	€12,000	€2,500	€253,200	€253,200
2 bed	1	172	86.8	2,750	€238,700	€12,000	€2,500	€253,200	€253,200
Common area			750	2,750	€2,062,500	€12,000	€2,500	€2,077,000	€2,077,000
Duplex									
2 Bed	1	25	70.6	2,550	€180,030	€12,000	€2,500	€194,530	€194,530
3 bed	1	26	117.2	2,550	€298,860	€12,000	€2,500	€313,360	€313,360
2 Bed	1	45	70.6	2,550	€180,030	€12,000	€2,500	€194,530	€194,530
3 bed	1	46	117.2	2,550	€298,860	€12,000	€2,500	€313,360	€313,360
2 Bed	1	41	68.3	2,550	€174,165	€12,000	€2,500	€188,665	€188,665
3 bed	1	42	117.2	2,550	€298,860	€12,000	€2,500	€313,360	€313,360
2 Bed	1	37	68.3	2,550	€174,165	€12,000	€2,500	€188,665	€188,665
3 bed	1	38	117.2	2,550	€298,860	€12,000	€2,500	€313,360	€313,360
Houses									
Type C - 3 bed	10	as dwg	110.0	2,300	€253,000	€12,000	€2,500	€267,500	€2,675,000
Type A1 - 4 bed	4	as dwg	148.3	2,300	€341,090	€12,000	€2,500	€355,590	€1,422,360
Total	31								€10,387,190

Full details of the calculations will be assessed with the Housing Department of Fingal Co Council following a grant of permission and associated Part V condition.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Walsh', written in a cursive style.

Michael Walsh
Walsh Associates