

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

18 November 2019

SUBJECT TO AGREEMENT/WITHOUT PREJUDICE

RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY BALLYMORE PROPERTY DEVELOPMENTS LTD FOR PLANNING PERMISSION FOR 142 NO. DWELLINGS, CHILDCARE FACILITY (186.63 SQ.M) AND ALL ASSOCIATED SITE DEVELOPMENT WORKS, AT SEAMOUNT, MALAHIDE

Dear Sir/Madam,

We are instructed by the Applicant, Ballymore Property Developments Ltd to write to An Bord Pleanála regarding the above.

We refer to the above mentioned 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 SHD planning application and will ultimately be subject to possible amendment and formal agreement with Fingal 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

Notwithstanding the Planning Authorities stated preference to acquire units on site, without prejudice to the above, it is the applicants preferred option to grant the planning authority a long term lease of units on site. The number and description of these units will be the subject of future discussions and agreement with Fingal County Council in due course.

Identification of Units

Notwithstanding the applicants preference to provide long term lease of units on site (as stated above), the applicant has set out herein the costs associated with the provision of units on site for the benefit of the Planning Authority.

In the context of the development at the subject site as shown in this planning application, without prejudice, the costs associated with up to 14 no. units on site in total to comply with Part V of the Act. It is proposed to

provide 8 number 1 bed maisonettes and 6 number 3 bed semi detached houses an estimated cost per unit of €255,941.84.

The above is obviously 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. Final costs will be based on site value at the time the Permission is granted.

Estimated Cost to the Local Authority

Based on the above, without prejudice, the overall estimated cost to the Local Authority at this time is €3,583,185.80 on the basis of the Council acquiring 14 no. units.

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out by Fingal County Council guidelines. The breakdown of costs are set out below: -

	1 Bed Maisonette	1 Bed Maisonette	3 Bed Semi Detached
Size (m ²)	51	56	108
Site Cost/m ²	€21.44	€21.44	€21.44
Construction Cost/m ²	€3,643.87	€3,643.87	€3,643.87
Attributable Cost/m ²	€290.91	€290.91	€290.91
Shortfall due to LA	€11,513.74	€12,642.54	€24,156.27
VAT @ 13.5%	€25,684.22	€28,202.28	€35,107.99
Quantity of units	4	4	6
Total Estimated Cost/Unit	€215,937.66	€237,108.02	€295,167.18
Subtotal Estimated Cost	€863,750.64	€948,432.08	€1,771,003.08
Total Estimated Cost			€3,583,185.80

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,


Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES