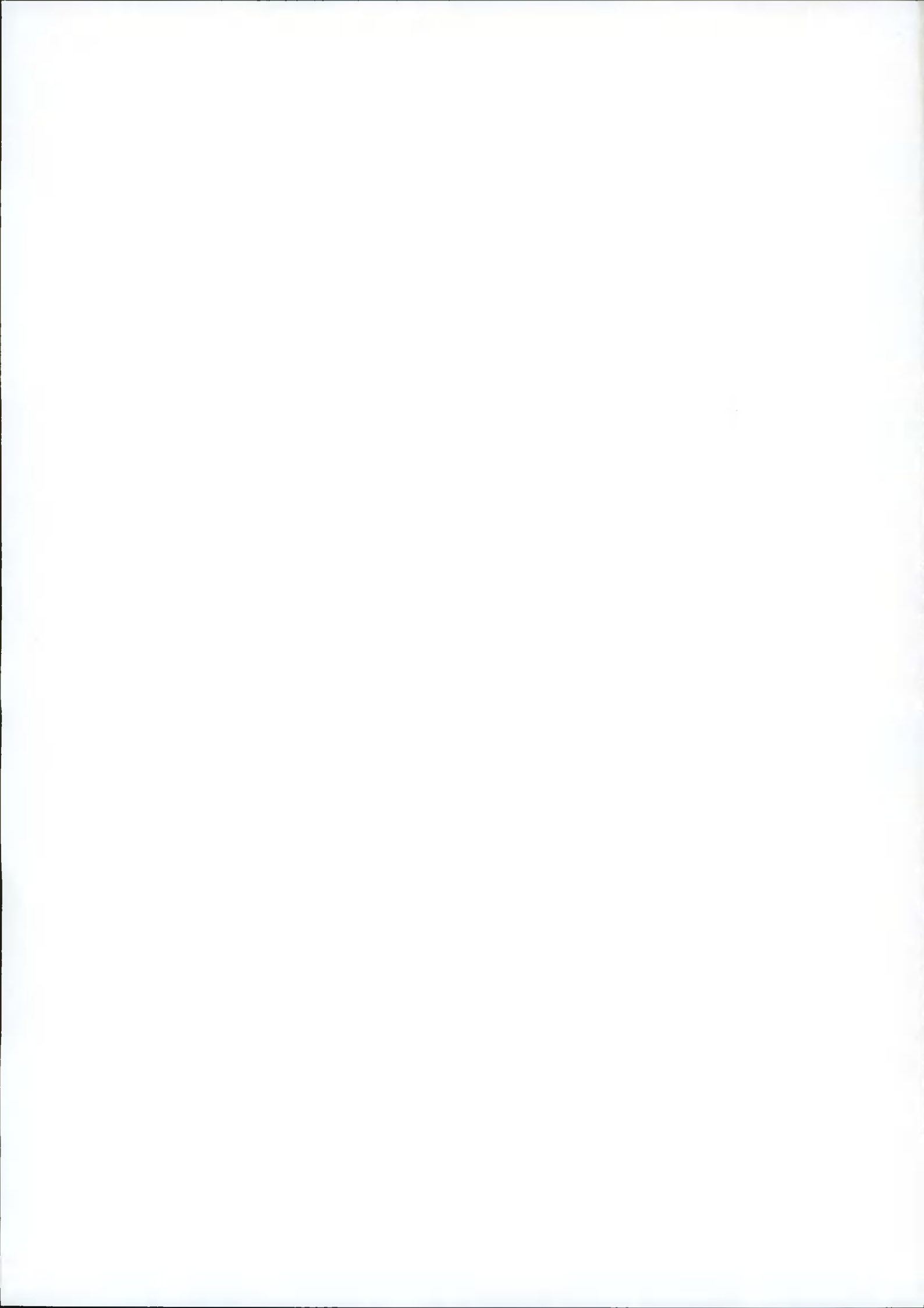


Document Register



Project:	Silver Granite, Palmerstown					
Job No:	P-2012					
Doc:	P-2012-DR-001					
DISTRIBUTION TO:		Day	18	27	23	03
		Month	03	04	08	09
		Year	21	21	21	21
Client	Hollyville Investments Ltd.		X	X		
Project Manager	Downey Planning & Architecture		X	X	X	X
Architect	Downey Planning & Architecture		X	X		
Consulting Engineer	Eamonn O'Boyle & Associates		X	X		
Planning Authority	South Dublin County Council		X			
Traffic Consultant	NRB		X	X		
Main Contractor						
DRAWINGS / DOCUMENTS						
No:		SIZE	REVISION			
P-2012-C-100	Site Location Map	A1	A	B	C	P
P-2012-C-101	Combined Underground Services (Civil)	A1	A	B	C	P
P-2012-C-102	Proposed Watermain Layout	A1	A	B	C	P
P-2012-C-103	Proposed Surface Water Drainage	A1	A	B	C	P
P-2012-C-104	Proposed Foul Drainage	A1	A	B	C	P
P-2012-C-105	SuDS Strategy Layout	A1	A	B	C	P
P-2012-C-106	Typical Construction Details Sheet 1	A1			A	P
P-2012-C-107	Typical Construction Details Sheet 2	A1			A	P
P-2012-C-110	Longitudinal Sections Through Foul Sewer	A1			A	P
P-2012-C-120	Longitudinal Sections Through Surface Water	A1			A	P
P-2012-C-001	Engineering Services Report	A4		A	B	P
P-2012-C-002	Flood Risk Assessment	A4			A	P
P-2012-C-003	Construction Management Plan	A4		A	B	P
P-2012-C-004	Construction & Demolition Waste Management Plan	A4		A	B	P
ISSUE STATUS						
ISSUED FOR REVIEW			X	X		
ISSUED AS DRAFT PLANNING					X	
ISSUED FOR PLANNING						X
ISSUE FORMAT						
HARD COPY						X
PDF			X	X	X	X
AUTOCAD						
NAVIS						
REVIT						
E-MAIL						
USB						
Checked By			CP	CP	CP	CP



Cost Summary



The below costs are to include for all planning fees, legal fees, development and connection charges. Abnormal costs to be solely for abnormal design elements.

Currency : Euro (€)

Scheme Title: Proposed Mixed Use Scheme at Silver Granite Site, Palmerstown, Dublin 20.			
Dwelling Type	Apt Nr's 2, 3 +17	Apt Nr's 7 + 21	Totals
Number of bedrooms	1.00	2.00	7.00
Number of Storeys	1.00	1.00	
Housing type i.e. Social / Affordable or Private	Social	Social	
Apartment Floor area in Sq M	49.00	87.00	321.00
Apartment Floor area in Sq Ft	527.44	936.47	3,455.24
General Circulation & Office Area in Sqm	14.47	25.68	94.77
General Circulation & Office Area in Sqft	155.76	276.42	1,020.10
Total Gross Internal Floor Area in Sqm	63.47	112.68	415.77
Number of dwellings	3	2	5
Components:			
Construction Costs (including associated siteworks)	169,926.96	301,675.91	1,113,132.71
<u>Add Abnormal Costs</u>			
Removal of existing buildings and external hard standings	4,525.26	8,033.82	29,643.41
Provision of Basement (Plant Room)	3,335.76	5,922.07	21,851.43
Subtotal construction cost excluding VAT	177,787.98	315,631.80	1,164,627.54
VAT at 13.5%	24,001.38	42,610.29	157,224.72
Subtotal Construction cost including VAT	201,789.36	358,242.09	1,321,852.26

Cost Summary



The below costs are to include for all planning fees, legal fees, development and connection charges. Abnormal costs to be solely for abnormal design elements.

Currency : Euro (€)

Scheme Title: Proposed Mixed Use Scheme at Silver Granite Site, Palmerstown, Dublin 20.			
Subtotal Construction cost including VAT (carried forward)	201,789.36	358,242.09	1,321,852.26
<u>Other Expenses</u>			
Development Contributions	N/A	N/A	-
Site Investigations & Surveys	500.00	500.00	2,500.00
Utility Connection Fees (ESB, Bord Gais, Comms, Irish Water). Exclude S.49 levies	10,000.00	10,000.00	50,000.00
Homebond Fees	900.00	900.00	4,500.00
Fees - Fire Certificate/ Commencement Notice/ Disability Access Certificate	200.06	342.77	1,285.73
Planning Application Fees	228.49	405.65	1,496.77
Property Insurance	400.00	400.00	2,000.00
Design Team / BER / Assigned Certifier Fees	14,223.04	25,250.54	93,170.20
Sales/Marketing/legals	8,000.00	8,000.00	40,000.00
Site Acquisition Costs (Including Stamp Duty)	51,717.25	82,172.37	319,496.51
Scheme Finance & Banking Charges	21,261.69	36,363.69	136,512.45
Contingency on Construction Costs- 5%	10,089.47	17,912.10	66,092.61
VAT at 23% on Design Team fees, site investigations and Homebond	5,433.30	7,969.63	32,239.15
Sub total Development cost incl. VAT	324,742.66	548,458.85	2,071,145.69
Developers Profit - 15%	48,711.40	82,268.83	310,671.85
Total Cost Compensation Value (Part V)	373,454.06	630,727.68	2,381,817.54
Total Cost per square meter of floor Area			€5,728.69

31st August 2021

Ms Eva Bridgeman
Downey Planning Consultants
1 Westland Square
Pearse Street
Dublin 2

Dear Ms Bridgeman,

It is noted that Hollyville Investments Ltd. intend to lodge a planning application to develop a site located at the former Silver Granite Public House, Palmerstown, Dublin 20 comprising a mixed development to include 50 apartment units.

In respect of lodging the proposed Planning application I can confirm that Downey Planning Consultants have engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V. It is noted that the proposed Part V units include 3 x 1 bed apartments and 2 x 2 bed apartments.

South Dublin County Council's preference in respect of Part V is to acquire units on site and is bound by the planning permissions granted. In the event of the granting of planning permission the unit nos., types, location and costings in respect of Part V requirement are to be agreed with Housing Department subject to approval of the Department of Housing, Local Government and Heritage.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Rachel Jackson
Administrative Officer
Housing Procurement Section
South Dublin County Council

