

24th November 2021

Anne McElligott MIPI
Associate Director
Hughes Planning & Development Consultants
85 Merrion Square,
Dublin 2
D02 FX60

Dear Ms McElligott

It is noted that Randelswood Holdings Ltd intend to lodge a stage 3 planning application to An Bord Pleanála to develop a site located at Dolcain House, Monastery Road, Clondalkin comprising a development of 130 residential apartment units.

In respect of lodging the proposed planning application I can confirm that applicants' agents Hughes Planning and Development Consultants has engaged with the Housing Department, South Dublin County Council regarding a proposal to satisfy Part V.

It is noted that the proposed Part V units include 3 no. apartment units. The applicant claims that part V is not applicable to the 3 existing blocks under S.19 (14) (b) of the Planning and Development Act 2000 however there remains a requirement to establish if 50% of the external fabric of the *each* of the buildings is being retained. Further analysis will be undertaken by the Planning Authority to determine whether Part V is applicable to the 3 existing blocks and negotiations will continue should the permission be granted.

Proof of date of purchase of the site will be required to determine the Part V percentage liability.

South Dublin County Council's preference in respect of Part V is to acquire units on site. 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,



Edel Dempsey
Senior Staff Officer
Housing - Part V



Senior Executive Officer
Planning Department
South Dublin County Council
County Hall
Belgard Square North
Tallaght
Dublin 24

16th November 2021

Re: Part V Proposal for a proposed Strategic Housing Development Application to An Bord Pleanála in respect of proposed development at Dolcain House, Monastery Road, Clondalkin, Dublin 22

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, on behalf of our clients, Randelswood Holdings Ltd., hereby wish to submit proposals for consideration with regard to Part V Requirements for the proposed development. Hughes Planning and Development Consultants are currently preparing the Stage 3 planning application for lodgement to An Bord Pleanála under the SHD procedure and therefore wish to enter consultation with the Planning Authority to secure a Part V validation letter to accompany the application.

The proposed development provides for a total of 130 no. residential apartments units and will consist of the change of use of the existing office development at Blocks A, B and C at Dolcain House from office use to residential use together with modifications to the existing blocks to accommodate same. Over 50% of the existing fabric of these blocks are being retained with 101 no. units proposed within these blocks. A new Block D comprising 29 no. units is also proposed.

Under Section 96 (14) (b) of the Planning and Development Act 2000 (as amended) in relation to Part V the following section applies to the proposed development:

(14) This section shall not apply to applications for permission for-

(a) development consisting of the provision of houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992 , for the provision of housing for persons referred to in section 9 (2) of the Housing Act, 1988 , where such houses are to be made available for letting only

(b) The conversion of an existing building or the reconstruction of a building to create one or more dwellings, provided that 50 per cent or more of the existing external fabric of the building is retained.

(c) the carrying out of works to an existing house.

The proposed development at Blocks A, B and C comply with Section 96 of the Planning and Development Act 2000 (as amended) noting that the proposal provides for the conversion of an existing building to dwellings with over 50% of the external fabric of the buildings being retained. In this regard, the proposed elevations and sections outline in dashed red the extent of the proposed removals/demolitions with the remaining building fabric being retained. It is submitted that over 50% of the existing building fabric is being retained. Please refer to the architectural drawing set for further details on the existing buildings and proposed change of use to residential dwellings.

It is noted that a new Block D is being proposed that is not subject to Section 96 (14) (b) of the Planning and Development Act 2000 (as amended). Therefore, the applicant proposes to provide 3 no. units (2 no. one bed apartments and 1 no. two bed apartment) at ground floor level of Block D to comply with Part V costings. Please refer to the enclosed Proposed Floor Plans Block D Part V Drawing No. PL-108 prepared by HA Design Studio for the location of these units. Please also refer to the enclosed initial costings prepared by the applicant which are enclosed with this request. Hughes Planning on behalf of the applicant wish to confirm that should planning permission be granted for the proposed development, the applicant will engage further with the Planning Authority in relation to securing a Part V agreement.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Anne McElligott MIPI
Associate Director

**MINIMUM DOCUMENTS/INFORMATION REQUIREMENTS BY
SOUTH DUBLIN COUNTY COUNCIL - HOUSING & RESIDENTIAL DEPARTMENT
FOR PART V SUBMISSIONS FROM ALL DEVELOPERS**

Nominated Negotiator for Part V: **Joey Walsh**

Company Details: [REDACTED] **36 Upper Mount Street, Dublin 2**

Phone: [REDACTED] Email: joey@mcgarthgroup.com

Site Name: **Dolcain House, Monastery Road, Clondalkin, Dublin 22 (D22 F8F5)**

Planning Ref: **SHD1SPP004/21**

Site Address (as appears on PP): **Planning Permission not yet granted but will be applied for using the above address**

Design Information	Please tick/specify amount
Site plan (minimum size A1)	✓
Number and types of residential units in the development	Residential Development comprising 130 no. apartments (101 no. (Blocks A, B and C) of which are comprised within existing buildings, with over 50% of the existing fabric of these blocks being retained, pursuant to the provisions of Section 96(14) of the PDA 2000 (as amended). See attached letter for further details.
Number of retail/crèche or other non residential units in the development, if any	N/A
Gross Internal Floor Area of all floors in the development including basement level (if appropriate)	✓
Schedule of Net Internal Floor Areas of <u>all</u> residential units	✓
Net Internal Floor Area of <u>all</u> non residential units, if any	✓
Copy of all floor plans including basement (if appropriate) and roof level of the scheme; (minimum size A1) – PDF version and 1 hard copy	✓
Copy of floor plans, (1:100 minimum scale); showing residential units <u>offered</u> through Part V in the scheme, clearly outlined. This is a requirement for floor area check and confirmation. If designated units are not known at this stage please supply floor plans of each differing unit type – PDF version and 1 hard copy	✓
Elevational treatments (A3 colour preferable) – PDF version and 1 hard copy	✓
Soft/hard landscaping plans (A3 colour preferable) – PDF version and 1 hard copy	✓
Please provide an outline Architectural or building specification for the works. Please note that if internal finishes/fixtures and fittings, are deemed to be above what may be termed as ‘developer standard’, full details of what is proposed must be provided in order for South Dublin County Council to	✓

make an accurate assessment of costs as presented.	
Cost Information	
Breakdown of costs as appropriate for the entire scheme on Form Building Costs (PartVCostData Rev1) or similar layout. Please note that if the development is a mix of houses and apartments, costs must be shown separately for analysis of the construction elements. Please note it is not sufficient to submit compensation costs only for the Part V element of the scheme Please note if the following costs form part of the development and subsequent Part 5 compensation costs sought; these costs are to be shown separately for analysis. <ul style="list-style-type: none"> i. Basement car-parking ii. Demolition of existing buildings iii. Soil contamination/remediation 	✓
Projected management fee charges per annum	TBC
Confirmation of Development Value of site	✓
Confirmation of Existing Use Value of site (EUV)	✓
Additional Information	
Date of commencement of construction works on site	TBC
Construction Programme/Period of Construction anticipated/actualised	TBC
Name/Contact No./Email of Valuer: Name: Niall Brereton, Director, RICS Registered Valuer/ Contact No. 01-477905, 086-8098164 /Email: nbrereton@bannon.ie	
Name/Contact No./Email of QS: Name: Kevin Duke/ Contact No. 086 807 5992/ Email: kevin.duke@dukemccaffrey.ie	
Name/Contact No./Email of Architect: Justin Halpin of HA Design Studio/ 01 534 0709/ jhalpin@hads.ie	

Signed:  **Print Name:** Anne McElligott (agent on behalf of the applicant)

***Note: If this document is not completed in full it will be returned with accompanying documentation**

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

MAIN COST SUMMARY			Total Cost €
BUILDING COSTS	Page		
Substructures - Basement Car-Parking	2		-
Substructures Generally	3		50,000.00
Superstructures	4 & 5		3,931,000.00
External Works	6		285,000.00
Site Development Works	7		-
Abnormal Works	8		50,000.00
Indirect Project Costs	9		841,000.00
Total:		1	5,157,000.00
DEVELOPMENT ON COSTS			
Professional Fees			1,335,000.00
Finance Costs			771,000.00
Total:		2	2,106,000.00
DEVELOPERS' PROFIT			
On Building Costs	7.5 %	5,157,000.00	3
			386,775.00
LAND COSTS			
Existing Land Use Value		4	TBC
SUB-TOTAL:		1 - 4 above	7,649,775.00
add:			
Value Added Tax			887,955.00
TOTAL COSTS:			8,537,730.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

BASEMENT STRUCTURES

Total Cost

Not Applicable - Existing Basement Structure

0.00

forward to main cost summary

0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

(19) SUBSTRUCTURE	Total Cost
Substructure to Block D - 321m2 footprint	50,000.00
forward to main cost summary	50,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

(21) External Walls	595,000.00
(22) Internal Walls/Partitions	250,000.00
(23) Floors/Galleries	200,000.00
(24) Stairs/Ramps	20,000.00
(27) Roof	40,000.00
(28) Frames	365,000.00

(30) Building Structure Completion

(31) External Walls Completions	295,000.00
(32) Internal Walls/Partitions Completions	135,000.00
(33) Floors/Galleries Completion	180,000.00
(34) Stairs/Ramps Completions	20,000.00
(35) Suspended Ceilings	110,000.00
(37) Roofs Completions	10,000.00

(40) Building Finishes

(41) Wall Finishes Externally	165,000.00
(42) Wall Finishes Internally	150,000.00
(43) Floor Finishes	110,000.00
(44) Stairs/Ramps Finishes	15,000.00
(45) Ceiling Finishes	35,000.00
(47) Roof Finishes	65,000.00

(50) Building Services (Piped & Ducted)

(51) Heating Centre	395,000.00
(52) Drainage and Refuse Disposal	incl
(53) Water Distribution	incl
(54) Gases Distribution	incl
(55) Space Cooling	incl
(56) Space Heating	incl
(57) Ventilation and Air Conditioning	incl

(60) Building Services (Mainly Electrical)

(61) Electrical Supply and Main Distribution	525,000.00
(62) Power	incl
(63) Lighting	incl
(64) Communication Services	incl
(65) Security and Protection	incl
(66) Transport Services	65,000.00

b/f

3,680,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

SUPERSTRUCTURE

Total Cost

c/f

3,680,000.00

(70) Building Fittings and Furniture

(71) Display, Circulation Fittings

0.00

(72) Work, Rest, Play Fittings

0.00

(73) Culinary Fittings

159,000.00

(74) Sanitary Fittings

87,000.00

(75) Cleaning Maintenance Fittings

0.00

(76) Storage, Screening Fittings

5,000.00

forward to main cost summary

3,931,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

(10-80) EXTERNAL WORKS	Total Cost
(10) Prepared Site	25,000.00
(20) Site Structures	40,000.00
(30) Site Enclosures	15,000.00
(40) Roads, Paths, Pavings	45,000.00
(50) Site Services (Piped & Ducted)	50,000.00
(60) Site Services (Mainly Electrical)	25,000.00
(70) Site Fittings	45,000.00
(80) Landscape, Play Areas	40,000.00
forward to main cost summary	285,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

(10-80) SITE DEVELOPMENT WORKS

Total Cost

(10) Prepared Site	Incl in Ext Wks
(20) Site Structures	Incl in Ext Wks
(30) Site Enclosures	Incl in Ext Wks
(40) Roads, Paths, Pavings	Incl in Ext Wks
(50) Site Services (Piped & Ducted)	Incl in Ext Wks
(60) Site Services (Mainly Electrical)	Incl in Ext Wks
(70) Site Fittings	Incl in Ext Wks
(80) Landscape, Play Areas	Incl in Ext Wks

forward to main cost summary

0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

ABNORMAL WORKS	Total Cost
Breaking out of Rock - 250m ³ allowed	17,500.00
Contaminated Ground - 50m ³ allowed	12,500.00
Sloping Site/Excavation next to existing Basement	10,000.00
Attenuation Tank	10,000.00
forward to main cost summary	50,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

INDIRECT PROJECT COSTS		Total Cost
Preliminaries	Site Management, Site Administration, Site Facilities, Health and Safety, COVID Measures, Bond, etc	647,000.00
Insurances	EL, PL & CAR	194,000.00
forward to main cost summary		841,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

PROFESSIONAL FEES	Total Cost
Design Team Fees (specify)	
Architect, Civil/Structural Engineer, M&E Services Consultant, Assigned Certifier, Quantity Surveyor, Project Manger, PSDP, etc - 10%	516,000.00
Legal Fees	
Site Purchase and Sales Fees - €3,250/unit	94,500.00
Other Fees (specify)	
Planning Application Fees	10,500.00
Fire Safety Certificate Fees	8,000.00
Disabled Access Certificate Fees	500.00
Planning Consultant Fees	45,000.00
Fire Safety Consultant Fees	30,000.00
Traffic Consultant	15,000.00
Landacape Architect	15,000.00
Arborcultural/Ecological Consultants	12,500.00
Other Consultants	15,000.00
Site Investigation	20,000.00
Air Tightness Testing	10,000.00
Property Agent/Valuers	12,500.00
Homebond	24,000.00
Traffic Surveys	10,000.00
Bank Monitor	22,500.00
Development Contributions @ SDCC 2021 Rates - €96.39/m2	271,000.00
Utilities Connections Fees - IW, ESB, Eir, etc @ €7,000/ unit	203,000.00
forward to main cost summary	1,335,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

FINANCE COSTS

Total Cost

Finance on Total Costs

12% pa on Development Costs for 18 Month Programme @66%

771,000.00

Total Development Costs €6,492,000.00

forward to main cost summary

771,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

Existing Land Use Value	Total Cost
Development Value	TBC
Existing Land Use Value 29 Units @ €80,000 per unit	2,320,000.00
Equivalent Monetary Value	
forward to main cost summary	2,320,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Randelswood Holdings Limited

SCHEME Block D, Dolcain House, Monastery Road, Clondalkin, Dublin 22

Value Added Tax Calculation			Total Cost
Vat @	0% on Planning, FSC, DAC, Development Contributions and Utilities Costs	493,000.00	0.00
	13.5% on Construction Works, etc	5,177,000.00	698,895.00
	23% on Professional Fees	822,000.00	189,060.00
forward to main cost summary			887,955.00

Part V Schedule of Accommodation & Approximate Cost

Location address Randelswood Holdings Limited
Dolcain House, Monastery Road
Clondalkin, Dublin 22



	Net sq m	Sq ft	Cost per Sq Ft €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit €	Unit No's	Total cost €	Sales Price per Unit €	Sales Price Overall €
Block D									-		-
1 bed	47.0	505.9	429	217,166	15,100	80,000	312,266	6	1,873,596	316,193	1,897,155
1 bed	48.0	516.7	429	221,787	15,100	80,000	316,887	11	3,485,753	322,920	3,552,120
2 bed	66.0	710.4	429	304,957	15,100	80,000	400,057	1	400,057	444,015	444,015
2 bed	77.0	828.8	429	355,783	15,100	80,000	450,883	6	2,705,296	518,018	3,108,105
2 bed	83.0	893.4	429	383,506	15,100	80,000	478,606	5	2,393,030	558,383	2,791,913
Common area	427.0	4,596.2							-		-

GENERAL NOTES -
 ** Do not scale from this drawing
 ** Use figured dimensions only
 © This drawing is copyright. No part of this document may be re-produced or transmitted in any form or stored in any retrieval system from the copyright holder, except as agreed for used on a project, for which the document was originally issued.



LEGEND

TOTAL NUMBER OF APARTMENT	03 No. OF UNITS
UNITS ALLOCATED FOR PART V	■■■■■
BLOCK D	
GROUND FLOOR	
-UNITS 01-D TYPE A	2 beds apartment 66sqm
-UNITS 02-D TYPE B	1 bed apartment 47sqm
-UNITS 03-D TYPE C	1 bed apartment 48sqm
TOTAL UNITS	03 No. OF UNITS

STAGE 03



36 Mount Street Upper, Dublin D02 Y982
 +353 1 524 0709 www.hads.ie

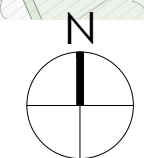
CLIENT
 RANDELSWOOD HOLDINGS LTD.
 PROJECT
 PROPOSED SHD DEVELOPMENT AT
 DOLCAIN HOUSE, MONASTERY RD.
 CLONDALKIN, DUBLIN 22

DWG. TITLE
 PROPOSED SITE LAYOUT PLAN
 PART V

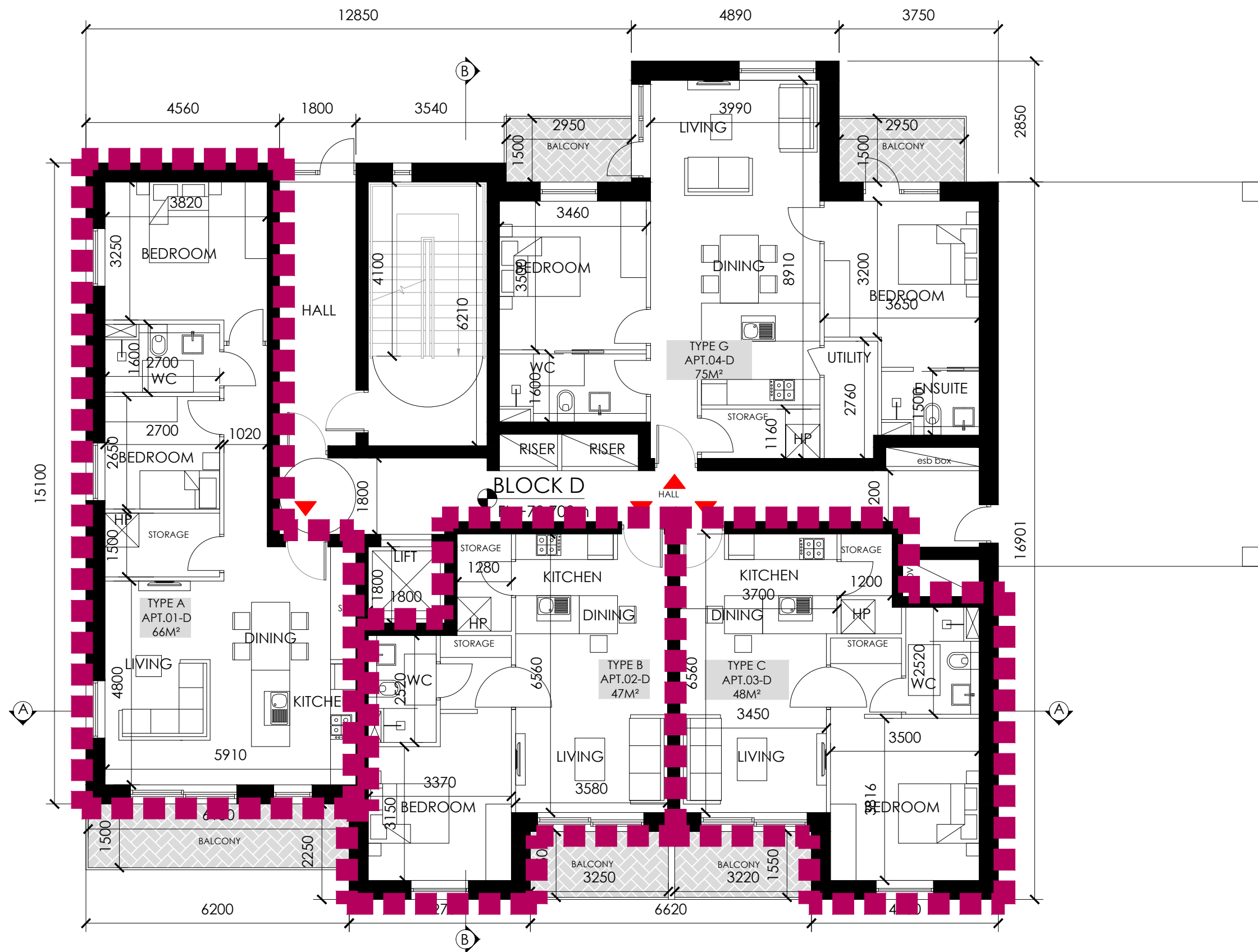
SCALE @ A3: 1:500
 DRAWN BY: KT
 CHECKED BY: JH
 PAPER SIZE: A3
 JOB NO. 18-001
 DATE: 11.01.2022

DWG NO. **PL-006**

PROPOSED SITE LAYOUT PLAN_PART V
 1:500



GENERAL NOTES -
 ** Do not scale from this drawing
 ** Use figured dimensions only
 © This drawing is copyright. No part of this document may be re-produced or transmitted in any form or stored in any retrieval system from the copyright holder, except as agreed for used on a project, for which the document was originally issued.



LEGEND

TOTAL NUMBER OF APARTMENT	03 No. OF UNITS
UNITS ALLOCATED FOR PART V	-----
BLOCK D	
GROUND FLOOR	
-UNITS 01-D TYPE A	2 beds apartment 66sqm
-UNITS 02-D TYPE B	1 bed apartment 47sqm
-UNITS 03-D TYPE C	1 bed apartment 48sqm
TOTAL UNITS	03 No. OF UNITS

STAGE 3

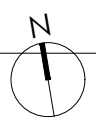


36 Mount Street Upper, Dublin D02 Y982
 +353 1 524 0709 www.hads.ie

CLIENT
 RANDELSWOOD HOLDINGS LTD.
 PROJECT
 ROPOSED SHD DEVELOPMENT AT
 DOLCAIN HOUSE, MONASTERY RD.
 CLONDALKIN, DUBLIN 22

DWG. TITLE
 PROPOSED FLOOR PLANS BLOCK D
 PART V
 SCALE @ A3: 1:100
 DRAWN BY: DM
 CHECKED BY: JH
 PAPER SIZE: A3
 JOB NO. 18.001
 DATE: 21.01.2022

DWG NO. **PL-108**



PROPOSED GROUND FLOOR PLAN_PART V
 1:100