



RE: Commitment to Part V Housing Requirements by Pavement Homes Ltd

Development Location: St. Finian's Way, Main Street, Newcastle, Co. Dublin

To Whom It May Concern,

We Pavement Homes Ltd are fully committed to complying with the Part V Housing Requirements as set by South Dublin County Council. We would be obliged if you can accept this letter as part of our commitment, which we will be more than happy to meet with and discuss in greater detail upon the receipt of a favourable planning application and when the exact number of dwellings units are known.

Proposed Development Details:

Unit Type	No. of Bedrooms	Average Floor Area	Number Proposed
House Type 1	3 bed	1098sq.ft	4
House Type 2	3 Bed	1076sq.ft	2
		TOTAL UNITS	6

Part V Rate = 10%

Therefore,

$= 06/100 \times 10 = 0.6 \text{ Units} = \mathbf{1 \text{ Unit}}$

Unit 13, Block G,

Greenogue Business Park,

Rathcoole, Co. Dublin.

info@pavementhomes.com





It is proposed to nominate houses 42 (three bedroom unit) to South Dublin County Council for use as social and affordable housing in order to comply with Part V of the Planning and Development Act.

Details of Units:

- Masonry block built houses to the external walls with timber floors to the first floor level and timber stud partition walls internally.
- Externally there will be a mix of plaster render and brick finish.
- uPVC Double glazed windows and doors externally.
- Selected concrete tile roof finish.
- Minimum A3 standard construction.

Please refer to image below denoting the locations of the unit. The dwelling identified for Part V is shaded in yellow.

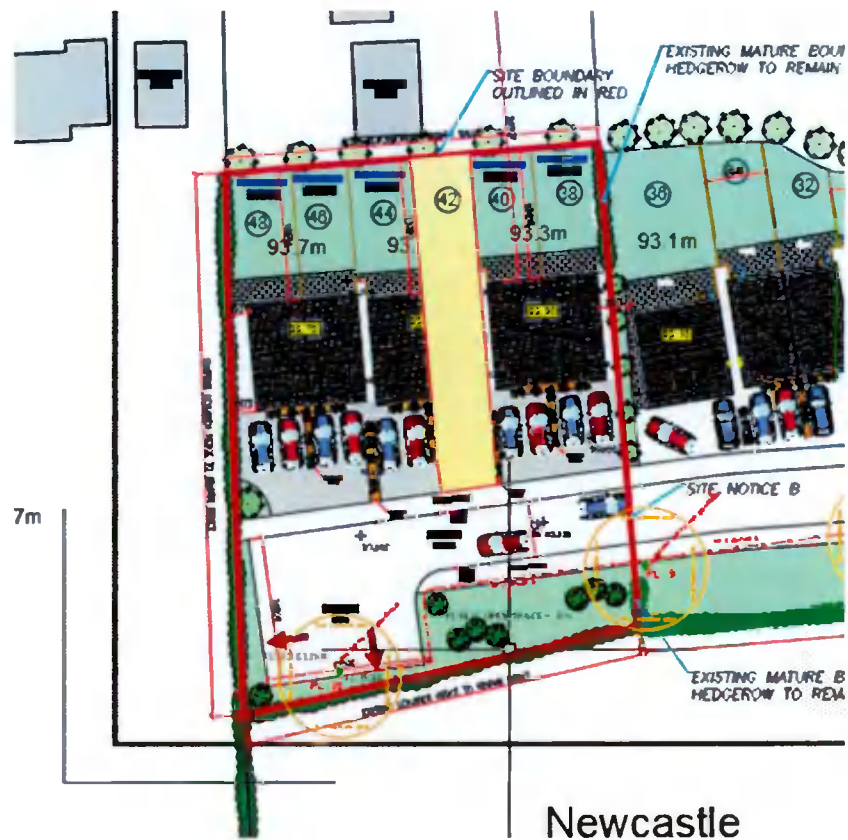
Unit 13, Block G,

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Part V Calculations:

Site Cost	€95,000.00
Solicitor Fees	€3750.00
Agent Fees	€4500.00
House Cleaning	€1200.00
Office Overheads	€18,000.00
Cost of Finance	€12,500.0
Engineering Fees	€1,800.00
Architect Fees	€3750.00
Construction costs @ 1076sq.ft x €132 / sqft	€186,478.23
Profit @ 10%	€32,697.82
Sub-Total	€359,676.05
VAT @ 13.5%	€48,556.26
Total	€408,232.31

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Note:

All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning all costs / values will be subject to review.

Should you have any queries please do not hesitate me on the details below.

Signed:

Darran Goldrick,

For and on behalf of,

Pavement Homes Ltd.

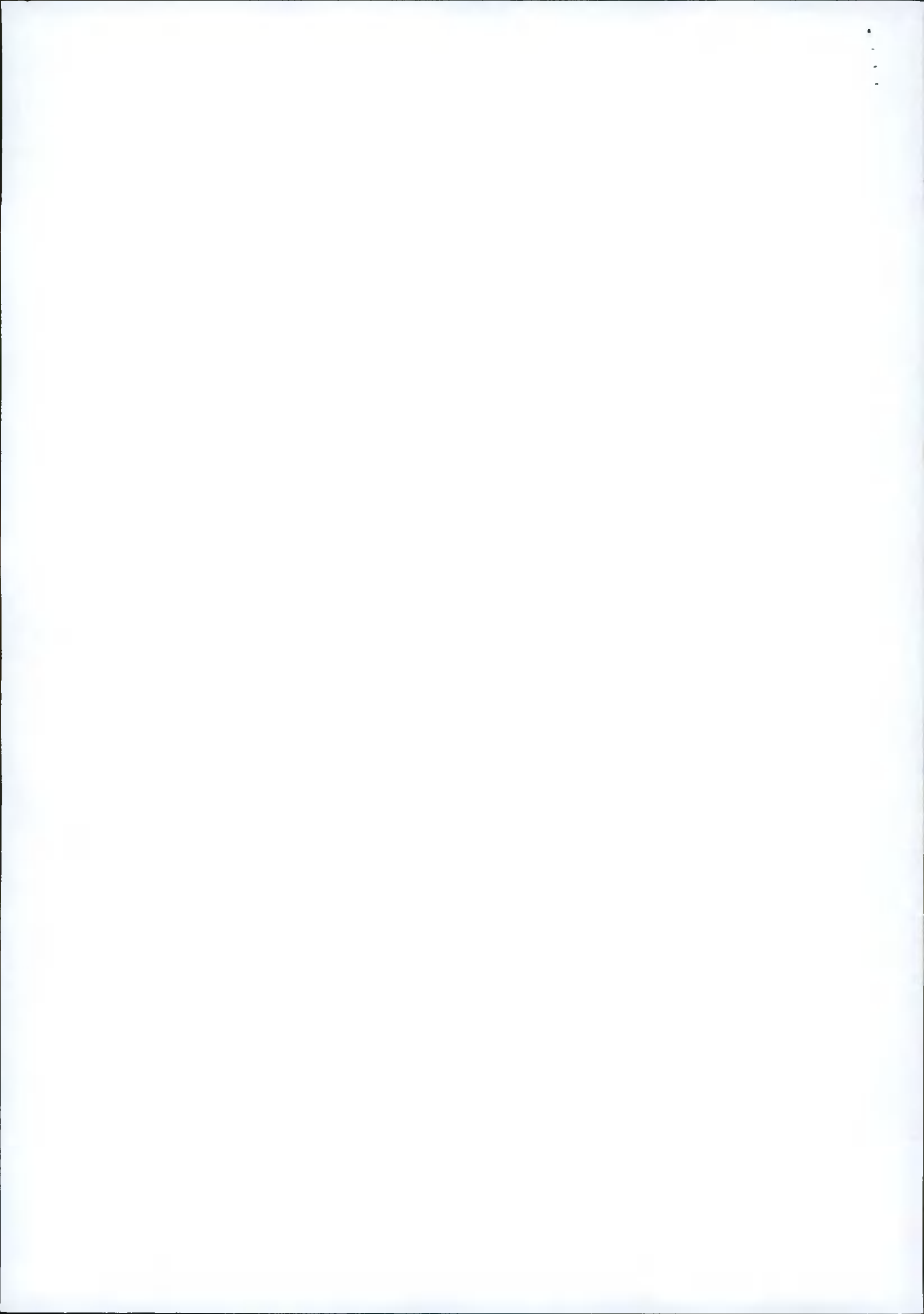
02nd Feb 2022

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- Civil Engineering
- Architectural Services
- Fire Safety Engineering
- Planning Consultants
- Property Surveys
- Assigned Certifiers
- Mapping & Land Surveys

William
Donoghue
& Associates



Consulting Engineers & Architectural Services

RE: Full planning permission is being sought for the following development:

1. For the construction of 06 number three bedroom dwelling houses;
2. For the construction of proposed access road and footpaths;
3. For the provision of car parking facilities to serve the proposed development;
4. For the construction of a foul sewer network to serve the proposed development which shall connect into existing adjoining foul sewer network;
5. For the construction of a surface water sewer network to serve the proposed development including the connections / amendments to the existing adjoining surface water network;
6. For the provision of a watermain to serve the proposed development and connection to existing adjoining water main;
7. For the provision of all necessary utility services;
8. All ancillary site works at St. Finian's Way, Main Street, Newcastle, Co. Dublin.

Client: Pavement Homes Ltd.

To Whom It May Concern;

Please find enclosed the planning application for the construction of 6 number 3 bedroom semi-detached dwellings at St. Finian's Way, Main St. Newcastle, Co. Dublin.

This planning application consists of an extension of the existing housing development that was approved planning permission under the planning reference SD18A/0363 which is currently at the latter stages of construction. The final remaining houses and communal play area are to be finalised with all essential services being in place.

Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands, Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P

Under the planning application SD18A/0363 numerous reports were submitted with the planning application which included;

1. Bat Survey.
2. Flood Risk Assessment.
3. Ecological Surveys.
4. Archaeological Surveys.

Also, as part of the conditions of the approved planning permission further reports were submitted to South Dublin County Council as part of the compliance conditions. None of the reports identified any negative impacts the development may have on the surrounding environment, and we therefore hope that because this development simply consists of the construction of 6 additional houses to the West of the existing development, in an area that would have at one time been in the overall land holdings, that these original reports will be accepted as part of this application. If the planning authority feels that additional reports of the same nature are required, my client will provide the same.

The development is a continuation of the existing development, and all existing approved external finishes will be replicated into this proposed development. The development fully complies with the Objectives and Policies of the South Dublin CDP and the Newcastle LAP. The design standards for the dwellings fully comply with the CDP and the *'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities'* guidelines.

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Existing housing development St. Finian's Way.

In concluding, we hope that the information included with this application assists you in making a favourable decision on this application and should you require any further information please do not hesitate to contact me on the details below.

Kind Regards,

W. Donoghue

07th Feb 2022

Donegal Office: Main St. Mountcharles, Co. Donegal

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