

08/03/2022

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

Subject to Contract/Contract Denied

Developer: Steeplefield Limited.

Location: Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12.

Dear Ms. McElligott,

I note that it is your intention to lodge a planning application on behalf of the Developer, Steeplefield Limited. for the above development of 633 Units on the former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12. It is noted that the Developer intends on fulfilling its Part V obligation by providing 64 no. Part V units – 33 x 1 bed, 23 x 2 bed and 8 x 3 bed apartments.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as the developer has engaged with the Housing Department and a Part V proposal has been made. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval. Proof of the date of ownership of the site is required from the applicant in order to determine their Part V percentage liability.

South Dublin County Council's preferred option is to acquire units on site. South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,



Rachel Jackson
Administrative Officer
Housing Department

Part V Schedule of Accommodation & Approximate Cost

Location address Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12



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	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 First Floor											
1 bed	73.3	789	624	492,529			492,529	1	492,529		-
1 bed	46.0	495	624	309,091			309,091	1	309,091		-
2 bed	73.4	790	624	493,201			493,201	1	493,201		
1 bed	46.4	499	624	311,778			311,778	1	311,778		
1 bed	46.4	499	624	311,778			311,778	1	311,778		
2 bed	73.4	790	624	493,201			493,201	1	493,201		
2 bed	83.0	893	624	557,707			557,707	1	557,707		
Block D Second Floor											
3 bed	102.2	1,100	624	686,719			686,719	1	686,719		-
1 bed	46.0	495	624	309,091			309,091	1	309,091		-
2 bed	73.4	790	624	493,201			493,201	1	493,201		
1 bed	46.4	499	624	311,778			311,778	1	311,778		-
1 bed	46.4	499	624	311,778			311,778	1	311,778		
2 bed	73.4	790	624	493,201			493,201	1	493,201		
2 bed	83	893	624	557,707			557,707	1	557,707		
3 bed	109.2	1,175	624	733,754			733,754	1	733,754		
2 bed	75.7	815	624	508,656			508,656	1	508,656		
1 bed	48.6	523	624	326,561			326,561	1	326,561		
1 bed	50.4	543	624	338,656			338,656	1	338,656		
1 bed	50.4	543	624	338,656			338,656	1	338,656		
1 bed	48.6	523	624	326,561			326,561	1	326,561		
2 bed	69	743	624	463,636			463,636	1	463,636		
Block D Third Floor											
3 bed	102.2	1,100	624	686,719			686,719	1	686,719		-
1 bed	46.0	495	624	309,091			309,091	1	309,091		-
2 bed	73.4	790	624	493,201			493,201	1	493,201		
1 bed	46.4	499	624	311,778			311,778	1	311,778		-
1 bed	46.4	499	624	311,778			311,778	1	311,778		
2 bed	73.4	790	624	493,201			493,201	1	493,201		
2 bed	83	893	624	557,707			557,707	1	557,707		
3 bed	109.2	1,175	624	733,754			733,754	1	733,754		
2 bed	75.7	815	624	508,656			508,656	1	508,656		
1 bed	48.6	523	624	326,561			326,561	1	326,561		
1 bed	50.4	543	624	338,656			338,656	1	338,656		
1 bed	50.4	543	624	338,656			338,656	1	338,656		
1 bed	48.6	523	624	326,561			326,561	1	326,561		
2 bed	69	743	624	463,636			463,636	1	463,636		
Block D Fourth Floor											
3 bed	102.2	1,100	624	686,719			686,719	1	686,719		-
1 bed	46.0	495	624	309,091			309,091	1	309,091		-

DRAFT WITHOUT PREJUDICE

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS		Page		
Substructures - Basement Car-Parking		2		N/A
Substructures Generally		3		10,912,335.00
Superstructures		4 & 5		151,622,592.00
External Works		6		6,266,726.00
Site Development Works		7		1,442,000.00
Abnormal Works		8		2,575,000.00
Indirect Project Costs		9		incl.
Total:			1	172,818,653.00
DEVELOPMENT ON COSTS				
Professional Fees				15,553,678.77
Finance Costs				21,602,331.63
Total:			2	37,156,010.40
DEVELOPERS' PROFIT				
On Building Costs	0.15 %	172,818,653.00	3	25,922,797.95
LAND COSTS				
Existing Land Use Value			4	14,000,000.00
SUB-TOTAL:			1 - 4 above	249,897,461.35
add:				
Value Added Tax				30,407,442.00
TOTAL COSTS:				280,304,903.34

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

BASEMENT STRUCTURES	Total Cost
<p style="text-align: center;">forward to main cost summary</p>	
	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

(19) SUBSTRUCTURE	Total Cost
Undercroft / Multi Storey Parking/ancillary areas	10,912,335.00
forward to main cost summary	10,912,335.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

(21) External Walls	€151,622,592
(22) Internal Walls/Partitions	included
(23) Floors/Galleries	included
(24) Stairs/Ramps	included
(27) Roof	included
(28) Frames	included

(30) Building Structure Completion

(31) External Walls Completions	included
(32) Internal Walls/Partitions Completions	included
(33) Floors/Galleries Completion	included
(34) Stairs/Ramps Completions	included
(35) Suspended Ceilings	included
(37) Roofs Completions	included

(40) Building Finishes

(41) Wall Finishes Externally	included
(42) Wall Finishes Internally	included
(43) Floor Finishes	included
(44) Stairs/Ramps Finishes	included
(45) Ceiling Finishes	included
(47) Roof Finishes	included

(50) Building Services (Piped & Ducted)

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

(60) Building Services (Mainly Electrical)

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

b/f

€151,622,592

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steeplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

SUPERSTRUCTURE	Total Cost
c/f	
<p><u>(70) Building Fittings and Furniture</u> (71) Display, Circulation Fittings (72) Work, Rest, Play Fittings (73) Culinary Fittings (74) Sanitary Fittings (75) Cleaning Maintenance Fittings (76) Storage, Screening Fittings</p>	<p>included included included included included included</p>
forward to main cost summary	

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

(10-80) EXTERNAL WORKS

Total Cost

(10) Prepared Site	6,266,726.00
(20) Site Structures	included
(30) Site Enclosures	included
(40) Roads, Paths, Pavings	included
(50) Site Services (Piped & Ducted)	included
(60) Site Services (Mainly Electrical)	included
(70) Site Fittings	included
(80) Landscape, Play Areas	included

forward to main cost summary

6,266,726.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

(10-80) SITE DEVELOPMENT WORKS

Total Cost

(10) Prepared Site	1,442,000.00
(20) Site Structures	included
(30) Site Enclosures	included
(40) Roads, Paths, Pavings	included
(50) Site Services (Piped & Ducted)	included
(60) Site Services (Mainly Electrical)	included
(70) Site Fittings	included
(80) Landscape, Play Areas	included

forward to main cost summary

1,442,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

ABNORMAL WORKS	Total Cost
Watermain upgrade works	2,575,000.00
Infrastructure works required outside site boundary	included
Works to existing watermain on site	included
Removal of contaminated material	included
forward to main cost summary	2,575,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

INDIRECT PROJECT COSTS

Total Cost

Preliminaries

included

Insurances

included

forward to main cost summary

0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

PROFESSIONAL FEES	Total Cost
Design Team Fees (specify)	15,553,678.77
Legal Fees	included
Other Fees (specify)	included
forward to main cost summary	15,553,678.77

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steeplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

FINANCE COSTS

Total Cost

Bank Charges

21,602,331.63

forward to main cost summary

21,602,331.63

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steeplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

Existing Land Use Value	Total Cost
Development Value	TBA
Existing Land Use Value	14,000,000.00
Equivalent Monetary Value	TBA
forward to main cost summary	14,000,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Steelplefield Limited

SCHEME Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12

Value Added Tax Calculation

Total Cost

VAT on building works at 13.5%

26,830,095.88

VAT on professional fees at 23%

3,577,346.12

forward to main cost summary

30,407,442.00