

Lands at Boherboy - Part V submission

S.247 Pre Planning Ref: SHD1SPP006/20

S.5 Pre Application Ref - 308352-20

Applicant: Durkan Estates Ireland Limited & Kelland Homes Limited

Date: Sept 2021



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

LANDS AT BOHERBOY - PART V PROPOSAL

General Details

This Part V proposal is being made on behalf of Durkan Estates Ireland Limited (DEIL) & Kelland Homes Limited (KHL), who are separate/adjoining landowners. However in the interest of a co-ordinated and coherent design approach, DEIL & KHL have prepared and joint planning application for the overall lands. Therefore this Part V proposal has been split between DEIL & KHL as they will be independently develop and deliver any granted scheme on their respective lands and will ultimately deliver their Part V share independently of each other.

Land Area

Unit Type	DEIL	KHL	Total
Sq.M	82,862	94,057	176,919
Ha	8.29	9.41	17.69
Acres	20.48	23.24	43.72

Proposed scheme unit numbers

Unit Type	DEIL	KHL	Total
Total House Units	93	164	257
Total Duplex Units	82	70	152
Total Apartment Units	115	131	246
Total	290	365	655

Proposed Scheme sq.ft

Unit Type	DEIL	KHL	Total
Total House Sq.Ft	11,041	21,696	32,737
Total Duplex Sq.Ft	8,345	6,791	15,136
Total Apartment Sq.Ft	8,886	9,691	18,577
Total Net Sq.Ft	28,272	38,178	66,450

Proposed Scheme Mix

Total Proposed Scheme Mix

Unit Type	House	Duplex	Apartment	Total
1 bed	0	4	62	66
2 bed	8	72	177	257
3 bed	178	76	7	261
4 bed	71	0	0	71
Total	257	152	246	655

Unit Type	Type	No	Avg Sq.M	Total Sq.M
House A	3 bed	10	148	1,480
House B/B1	3 bed	67	121	8,074
House B2	3 bed	22	109	2,389
House C	3 bed	11	111	1,221
House D/D1	4 bed	10	134	1,338
House E/E1	4 bed	19	160	3,046
House F/F1	4 bed	7	167	1,172
House G/G1	4 bed	18	165	2,977
House H	3 bed	68	114	7,759
House J	4 bed	13	150	1,951
House J1	4 bed	4	153	611
House K	2 bed	8	90	720
Sub Total House		257		32,737

Unit Type	Type	No	Avg Sq.M	Total Sq.M
Duplex Block A	1 bed	2	56	111

Duplex Block A	2 bed	9	82	737
Duplex Block A	3 bed	9	119	1,075
Duplex Block B	2bed	8	86	684
Duplex Block B	3 bed	8	122	979
Duplex Block C	2bed	8	86	686
Duplex Block C	3 bed	8	122	979
Duplex Block D	2bed	5	83	417
Duplex Block D	3 bed	5	127	635
Duplex Block E	2bed	6	89	536
Duplex Block E	3 bed	6	122	734
Duplex Block F	2 bed	4	75	302
Duplex Block F	3 bed	2	112	224
Duplex Block G	2 bed	6	75	452
Duplex Block G	3 bed	6	112	671
Duplex Block H	2 bed	6	75	452
Duplex Block H	3 bed	6	112	671
Duplex Block I	2 bed	8	75	602
Duplex Block I	3 bed	4	108	432
Duplex Block J	3 bed	4	125	500
Duplex Block J	3 bed	4	112	447
Duplex Block K & K1	2 bed	4	90	359
Duplex Block K & K1	2 bed	4	90	359
Duplex Block K & K1	3 bed	4	113	452
Duplex Block K & K1	3 bed	4	115	458
Duplex Block L1 to L2	2 bed	2	89	179
Duplex Block L1 to L2	3 bed	2	117	235
Duplex Block X1 & X2	1 bed	2	56	112
Duplex Block X1 & X2	2 bed	2	80	159
Duplex Block X1 & X2	3 bed	4	125	501
Sub Total Duplex		152		15,136

Unit Type	Type	No	Avg Sq.M	Total Sq.M
Apartment Block A	1 bed	26	49	1,278
Apartment Block A	2 bed	84	82	6,863
Apartment Block B	1 bed	6	52	313
Apartment Block B	2 bed	14	81	1,132
Apartment Block B	3 bed	1	106	106
Apartment Block C	1 bed	18	54	981
Apartment Block C	2 bed	67	82	5,487
Apartment Block C	3 bed	6	112	670
Apartment Y1 to Y6	1 bed	12	63	756
Apartment Y1 to Y6	2 bed	12	83	992
Sub Total Apartments		246		18,577

Grand Total		655		66,450
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LANDS AT BOHERBOY - PROPOSED PART V UNITS

PART V Unit Schedule

Social Units

Block	No	Bed	Type	Ref	Sq.M	Total Sq.M
Duplex Block B	4	2 bed	Apartment	A	86.10	344.40
Duplex Block B	3	3 bed	Duplex	B	122.20	366.60
Duplex Block D	1	2 bed	Apartment	A1	85.80	85.80
Duplex Block D	4	2 bed	Apartment	A	82.90	331.60
Duplex Block D	1	3 bed	Duplex	B1	129.30	129.30
Duplex Block D	4	3 bed	Duplex	B	126.40	505.60
Duplex Block E	4	2 bed	Apartment	A	86.10	344.40
Duplex Block E	1	2 bed	Apartment	A2	94.70	94.70
Duplex Block E	1	2 bed	Apartment	A1	97.00	97.00
Duplex Block E	1	3 bed	Duplex	B1	123.20	123.20
Duplex Block E	5	3 bed	Duplex	B/B2	122.20	611.00
Duplex Block I	4	2 bed	Apartment	i1	74.50	298.00
Duplex Block I	2	2 bed	Apartment	i2	76.30	152.60
Duplex Block I	2	2 bed	Apartment	i3	75.71	151.42
Duplex Block J	4	3 bed	Duplex	J1	124.98	499.92
Duplex Block J	4	3 bed	Duplex	J2	111.76	447.04
Apartment Block B	5	2 bed	Apartment	B1	80.86	404.30
Apartment Block B	3	2 bed	Apartment	B2	79.48	238.44
Apartment Block B	3	2 bed	Apartment	B3	81.18	243.54
Apartment Block B	3	2 bed	Apartment	B4	81.80	245.40
Apartment Block B	6	1 bed	Apartment	B5	52.18	313.08
Apartment Block B	1	3 bed	Apartment	B6	105.88	105.88
Total	66					6,133

Social Unit Breakdown

	DEIL	KHL	Total
1 bed Unit	0	6	6
2 bed Unit	15	22	37
3 bed Unit	14	9	23
Total	29	37	66

Affordable Units

Block	No	Bed	Type	Ref	Sq.M	Total Sq.M
Duplex Block B	2	2 bed	Apartment	A1/A2	83.70	167.40
Duplex Block B	2	2 bed	Apartment	A	86.10	172.20
Duplex Block B	1	3 bed	Duplex	B1	123.20	123.20
Duplex Block B	4	3 bed	Duplex	B/B2	122.20	488.80
Duplex Block C	7	2 bed	Apartment	A	86.10	602.70
Duplex Block C	7	3 bed	Duplex	B	122.20	855.40
Apartment Blk Y6	2	2 bed	Apartment	A/A1	82.00	164.00
Apartment Blk Y6	2	1 bed	Apartment	B/B1	60.80	121.60
House Type H	2	3 bed	Terrace	H	114.00	228.00
Duplex Block G	4	2 bed	Apartment	G1	74.42	297.68
Duplex Block G	4	3 bed	Duplex	G2	111.76	447.04
Duplex Block G	2	2 bed	Apartment	G3	77.20	154.40
Duplex Block G	2	3 bed	Duplex	G4	111.75	223.50
Duplex Block H	4	2 bed	Apartment	H1	74.42	297.68
Duplex Block H	4	3 bed	Duplex	H2	111.76	447.04
Duplex Block H	2	2 bed	Apartment	H3	77.20	154.40
Duplex Block H	2	3 bed	Duplex	H4	111.75	223.50
House Type B	4	3 bed	Terrace	B	120.00	480.00
House Type B1	4	3 bed	Terrace	B1	120.00	480.00
House Type B	6	3 bed	Terrace	B2	108.00	648.00
Total	67					6,777

Social Unit Breakdown

	DEIL	KHL	Total
1 bed Unit	2	0	2
2 bed Unit	13	12	25
3 bed Unit	14	26	40
Total	29	38	67

Please refer to attached plans for unit location.

TOTAL ESTIMATED PROPOSED SCHEME PROJECT COSTS

Scheme Summary	No	Sq.Ft
House	257	32,737
Duplex	152	15,136
Apartments	246	18,577
Total	655	66,450

MAIN COST SUMMARY

Building Costs	Total Cost	AVG Per Unit
Unit Construction Cost	102,823,026	156,982
Site Development	14,737,500	22,500
Abnormal (Boherboy Road Upgrade)	982,500	1,500
Abnormal (Off Site Drainage)	393,000	600
Indirect Costs (Prelims)	9,514,882	14,527
Total Cost	128,450,908	196,108

Margin	10%	12,845,091	19,611
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Development Costs	Total Cost	Total Cost
Professional Fees (Pre Planning)	655,000	1,000
Professional Fees (Post Planning)	5,567,500	8,500
Other (Irish Water)	3,668,000	5,600
Other (General Utility)	1,310,000	2,000
Other (Homebond)	556,750	850
Other (Fire Certs)	42,464	65
Other (DAC Certs)	10,400	16
Legal Fees	1,310,000	2,000
Total Development Costs	13,120,114	20,031

Finance	8%	12,845,091	19,611
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Total Cost	167,261,204	255,361
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Existing Use Value	800,000	1,221
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VAT	13.50%	22,688,263	34,639
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Total	190,749,466	291,221
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LANDS AT BOHERBOY - PART V SOCIAL UNIT COST SUMMARY

Block	No	Bed	Type	Ref	Cost Per Unit	Total Cost
Duplex Block B	4	2 bed	Apartment	A	237,510	950,039
Duplex Block B	3	3 bed	Duplex	B	314,028	942,083
Duplex Block D	1	2 bed	Apartment	A1	236,892	236,892
Duplex Block D	4	2 bed	Apartment	A	230,920	923,681
Duplex Block D	1	3 bed	Duplex	B1	326,466	326,466
Duplex Block D	4	3 bed	Duplex	B	320,494	1,281,977
Duplex Block E	4	2 bed	Apartment	A	237,510	950,039
Duplex Block E	1	2 bed	Apartment	A2	259,955	259,955
Duplex Block E	1	2 bed	Apartment	A1	255,219	255,219
Duplex Block E	1	3 bed	Duplex	B1	313,905	313,905
Duplex Block E	5	3 bed	Duplex	B/B2	311,846	1,559,229
Duplex Block I	2	2 bed	Apartment	i1	219,595	439,190
Duplex Block I	4	2 bed	Apartment	i2	213,623	854,493
Duplex Block I	2	2 bed	Apartment	i3	221,407	442,814
Duplex Block J	4	3 bed	Duplex	J1	317,570	1,270,281
Duplex Block J	4	3 bed	Duplex	J2	290,348	1,161,392
Apartment Block B	5	2 bed	Apartment	B1	364,273	1,821,367
Apartment Block B	3	2 bed	Apartment	B2	359,515	1,078,544
Apartment Block B	3	2 bed	Apartment	B3	365,377	1,096,131
Apartment Block B	3	2 bed	Apartment	B4	367,515	1,102,545
Apartment Block B	6	1 bed	Apartment	B5	265,372	1,592,231
Apartment Block B	1	3 bed	Apartment	B6	395,069	395,069
Total	66					19,253,541
AVG PER UNIT						291,720

NOTE - AFFORDABLE PRICING TO BE AGREED WITH SOUTH DUBLIN COUNTY COUNCIL

PART V SOCIAL COST BREAKDOWN

Unit Location	Duplex Block B		Duplex Block D				Duplex Block E					Duplex Block J			Duplex Block I			Apart Block B						Total
TYPE	A	B	A1	A	B1	B	A	A2	A1	B/B2	B1	J1	J2	I1	I2	I3	B5	B2	B1	B3	B4	B6		
Unit Type	2 bed	3 bed	2 bed	2 bed	3 bed	3 bed	2bed	2bed	2bed	3 bed	3 bed	3 bed	3 bed	2 bed	2 bed	2 bed	1 bed	2 bed	2 bed	2 bed	2 bed	3 bed	Total	
Avg Net Sq.M	86	122	86	83	129	126	86	97	95	122	123	125	112	76	75	76	52	79	81	81	82	106	6,133	
Avg Gross Sq.M	86	122	86	83	129	126	86	97	95	122	123	125	112	77	75	78	67	102	104	104	105	115	6,555	
No of units	4	3	1	4	1	4	4	1	1	5	1	4	4	2	4	2	6	3	5	3	3	1	66	
Building Costs	2 bed	3 bed	2 bed	2 bed	3 bed	3 bed	2bed	2bed	2bed	3 bed	3 bed	3 bed	3 bed	2 bed	2 bed	2 bed	1 bed	2 bed	2 bed	2 bed	2 bed	3 bed	Total	
Unit Construction Cost	120,480	170,995	120,061	116,003	180,930	176,872	120,480	135,733	132,514	170,995	172,395	174,885	156,387	108,306	104,248	109,538	139,433	203,414	206,648	207,398	208,851	227,577	10,379,107	
Site Development	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	1,485,000	
Abnormal (Boherboy Road Upgrade)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	99,000	
Abnormal (Off Site Drainage)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	39,600	
Indirect Costs (Prelims)	11,606	15,648	11,573	11,248	16,442	16,118	11,606	12,827	12,569	15,648	15,760	15,959	14,479	10,633	10,308	10,731	13,123	18,241	18,500	18,560	18,676	20,174	960,217	
Total Cost	156,687	211,243	156,233	151,851	221,973	217,590	156,687	173,159	169,684	211,243	212,754	215,444	195,465	143,539	139,156	144,869	177,155	246,255	249,748	250,558	252,127	272,351	12,962,924	
Margin	15,669	21,124	15,623	15,185	22,197	21,759	15,669	17,316	16,968	21,124	21,275	21,544	19,547	14,354	13,916	14,487	17,716	24,625	24,975	25,056	25,213	27,235	1,296,292	
Development Costs	2 bed	3 bed	2 bed	2 bed	3 bed	3 bed	2bed	2bed	2bed	3 bed	3 bed	3 bed	3 bed	2 bed	2 bed	2 bed	1 bed	2 bed	2 bed	2 bed	2 bed	3 bed	Total	
Professional Fees (Pre Planning)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	66,000	
Professional Fees (Post Planning)	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	561,000	
Other (Irish Water)	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	369,600	
Other (General Utility)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	132,000	
Other (Homebond)	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	56,100	
Other (Fire Certs)	52	73	51	50	77	76	52	58	57	73	74	75	67	46	45	47	40	61	62	62	63	69	3,925	
Other (DAC Certs)	13	1,940	13	12	19	19	13	14	14	18	18	18	16	11	11	11	10	15	15	15	15	17	6,728	
Legal Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	132,000	
Total Development Costs	20,014	21,963	20,014	20,012	20,046	20,044	20,014	20,022	20,021	20,041	20,042	20,043	20,033	20,008	20,006	20,008	20,000	20,026	20,027	20,027	20,028	20,036	1,327,353	
Finance	15,669	21,124	15,623	15,185	22,197	21,759	15,669	17,316	16,968	21,124	21,275	21,544	19,547	14,354	13,916	14,487	17,716	24,625	24,975	25,056	25,213	27,235	1,296,292	
Total Cost	208,038	275,455	207,494	202,233	286,414	281,152	208,038	227,814	223,641	273,533	275,347	278,576	254,592	192,254	186,993	193,851	232,586	315,532	319,724	320,697	322,580	346,857	16,882,861	
Existing Use Value	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	80,611	
VAT	28,250	37,351	28,177	27,466	38,831	38,120	28,250	30,920	30,356	37,092	37,337	37,773	34,535	26,119	25,409	26,335	31,564	42,762	43,328	43,459	43,713	46,991	2,290,069	
Total Per Unit	237,510	314,028	236,892	230,920	326,466	320,494	237,510	259,955	255,219	311,846	313,905	317,570	290,348	219,595	213,623	221,407	265,372	359,515	364,273	365,377	367,515	395,069	19,253,541	
AVG PER UNIT																							291,720	
Grand Total	950,039	942,083	236,892	923,681	326,466	1,281,977	950,039	259,955	255,219	1,559,229	313,905	1,270,281	1,161,392	439,190	854,493	442,814	1,592,231	1,078,544	1,821,367	1,096,131	1,102,545	395,069	19,253,541	