

28th April 2022

Ms Anne McElligott MIPI
Hughes Planning & Development Consultants
85 Merrion Square
Dublin 2.

RE: Proposed Residential Development at Bancroft Part/Greenhills Road, Tallaght

Dear Ms McElligott

I note Hughes Planning & Development Consultants on behalf of their clients Greenhills Living Ltd intend to lodge a planning application for a development at Greenhills Road, north of Bancroft Park, south and west of Hibernian Industrial Estate and east of Airton Road junction, Tallaght, Dublin 24 which comprises of 197 apartment units.

It is noted that the proposal is to provide the following 20 residential units on site in order to comply with Part V namely:

- 8 No. 1 Bed Apartments.
- 12 No. 2 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 a Part V proposal has been made and is currently under review. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval.

South Dublin County Council's preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Local Government and Heritage. 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.

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

Yours sincerely,



Edel Dempsey
Senior Staff Officer
Housing Department
South Dublin County Council.

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR Greenhills Living Ltd.

SCHEME Residential Development at Junction off Bancroft Park / Greenhills Road, Tallaght Dublin

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

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Substructures - Basement Car-Parking	2	111,675.13
Substructures Generally	3	248,885.03
Superstructures	4 & 5	4,058,628.72
External Works	6	0.00
Site Development Works	7	203,045.69
Abnormal Works	8	0.00
Indirect Project Costs	9	554,668.15
Total:	1	5,176,902.72

DEVELOPMENT ON COSTS

Professional Fees		1,054,263.34
Finance Costs		535,962.67
Total:	2	1,590,226.01

DEVELOPERS' PROFIT

On Building Costs	10.0%	%	5,176,902.72	3	516,084.90
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LAND COSTS

Existing Land Use Value	4	114,003.28
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SUB-TOTAL:

1 - 4 above

7,397,216.91

add:

Value Added Tax

998,624.28

TOTAL COSTS:

8,395,841.20

