

**P.K. O'Brien**  
& ASSOCIATES  
CHARTERED QUANTITY SURVEYORS

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Mr. Michael Whelan  
Capami Ltd  
Moritz House  
Oldcourt Centre  
Firhouse  
Dublin 24

26<sup>th</sup> May 2022

**Re: Ballycullen Gate - Part V Proposal**

Dear Michael,

Please find attached costings in relation to the above Development. The proposal is for 5 units in the Ballycullen Gate Development. I attach herewith the following information explaining the location, unit type and estimated construction and development costs:

1. Summary of unit types, areas and estimated costs
2. Site Location Plan
3. Floor plans and elevations of proposed units.

Yours sincerely

Karol O'Brien B.Sc (Surv) MRICS MSCSI  
Director  
P.K. O'Brien & Associates

**Summary of Costs  
Ballycullen Gate - Part V**



REF	HOUSE TYPE	UNIT TYPE	FLOOR AREA M <sup>2</sup>	COSTS
1	C1	2 Bedroom Bungalow Detached	83	€ 336,570.77
2	C2	2 Bedroom Bungalow Semi-Detached	83	€ 326,208.22
3	C2	3 Bedroom Bungalow Semi-Detached	83	€ 326,208.22
4	C3	3 Bedroom Bungalow Semi-Detached	96	€ 356,234.65
5	C3	3 Bedroom Bungalow Semi-Detached	96	€ 356,234.65
<b>Total Cost of 5 units (Incl VAT)</b>			<b>441</b>	<b>€ 1,701,456.51</b>

## Ballycullen Gate - Type C1 Detached

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 161,850.00
1.2	Site Development Works		€ 55,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 21,685.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 29,296.88	
3.2	Service Connections	€ 5,950.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 16,406.25	€ 54,503.13
<b>4.0</b>	<b>Sub-Total</b>		€ 293,038.13
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 296,538.13
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 40,032.65
	<b>Total</b>		<b>€ 336,570.77</b>

## Ballycullen Gate - Type C2 Semi-Detached

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 153,550.00
1.2	Site Development Works		€ 55,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 20,855.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 29,296.88	
3.2	Service Connections	€ 5,950.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 16,406.25	€ 54,503.13
<b>4.0</b>	<b>Sub-Total</b>		€ 283,908.13
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 287,408.13
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 38,800.10
	<b>Total</b>		<b>€ 326,208.22</b>

## Ballycullen Gate - Type C3 Semi-Detached

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 177,600.00
1.2	Site Development Works		€ 55,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 23,260.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 29,296.88	
3.2	Service Connections	€ 5,950.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 16,406.25	€ 54,503.13
<b>4.0</b>	<b>Sub-Total</b>		€ 310,363.13
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 313,863.13
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 42,371.52
	<b>Total</b>		<b>€ 356,234.65</b>

## Site Development Works

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Site Development Works</b>	€ 2,240,000.00	
1.1	(10) Prepared Site	√	
1.2	(20) Site Structures	√	
1.3	(30) Site Enclosures	√	
1.4	(40) Roads, Paths, Pavings	√	
1.5	(50) Site Services (Piped and Ducted)	√	
1.6	(60) Site Services (Mainly Electrical)	√	
1.7	(70) Site Fittings	√	
1.8	(80) Landscape, Play Areas	√	
	Sub-Total		€ 2,240,000.00
<b>2.0</b>	<b>Abnormal Works</b>		
2.1	Allow for retaining walls due to site conditions		€ 640,000.00
2.2	Allow for ground improvement works		€ 640,000.00
<b>3.0</b>	<b>Sub-Total</b>		€ 3,520,000.00
<b>4.0</b>	<b>Total number of units including creche</b>	64	
	<b>Total allowance for Site Development Works per unit</b>		€ 55,000.00

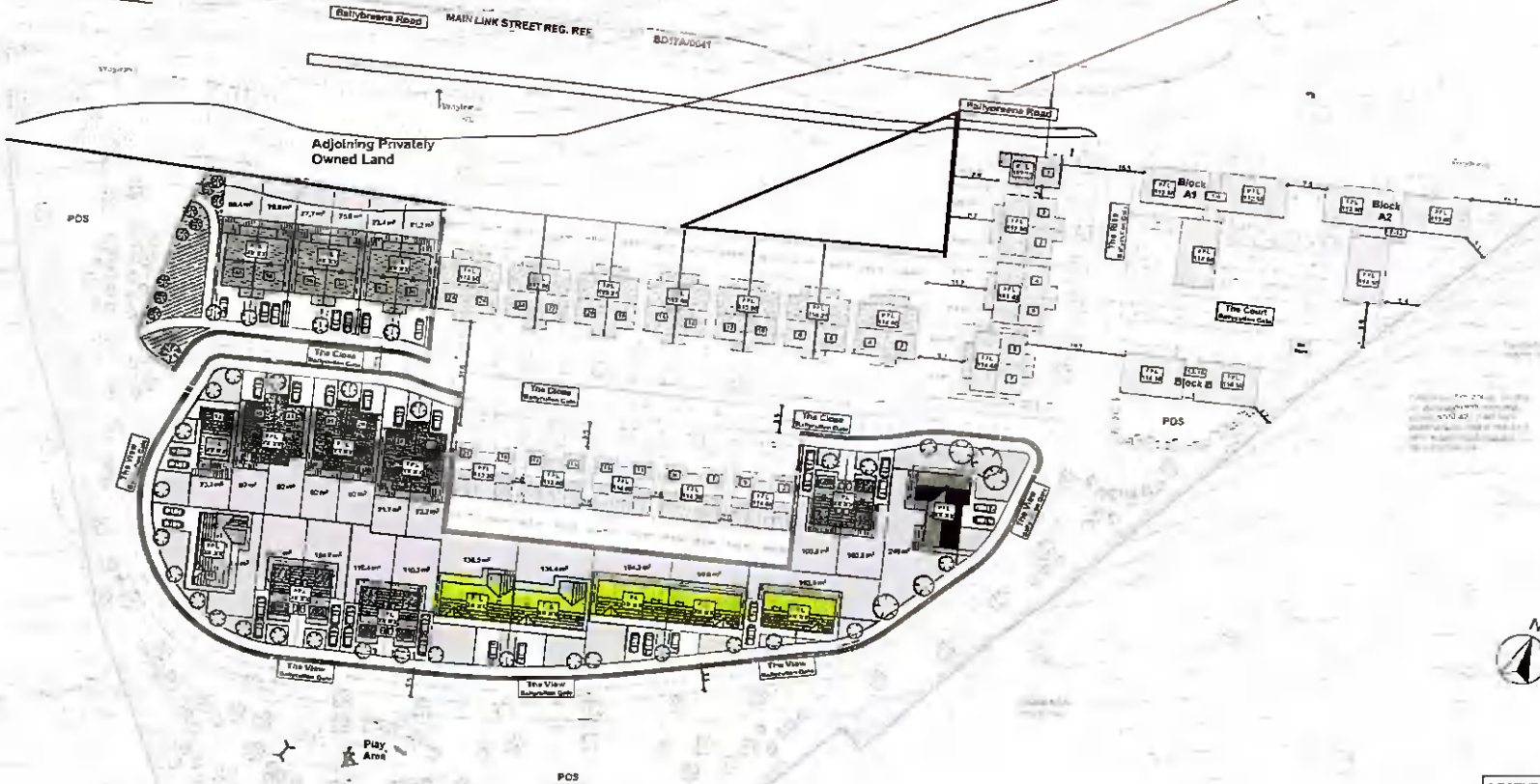
Location of Site notice positioned so that it can be clearly read from public road (Oldcourt Road)

Adjoining Privately Owned Land

Adjoining Privately Owned Land

Adjoining Privately Owned Land

Adjoining Privately Owned Land



**Development Area**

Site Area: 3.8 Hectares  
 Public Open Space: 1.5 Hectares  
 Zoning: Objective RES  
 Density: 32 /Ha

2 parking space per House - 96  
 1.5 parking space per apartment - 74  
 Total car parking spaces - 120

LEGEND	
	Denotes Site Outline
	Denotes Other Lands in Adjacent Interest
	Denotes Wayleave On Site
	Denotes Areas of Public Open Space
	Denotes Private Rear Gardens
	Indicates New Tree Planting On Site (See IM3/4 Landmark Density for Details)
	Denotes Footpath and Cycle Path to POS
	Denotes Possible Future Route of Proposed Access to Adjoining Land
	Denotes Proposed / Possible Future Road Access
	Denotes Dwelling Numbers and Road Designator
	Denotes B-Stops

Schedule of Accommodation - Proposed Change of Housetype			
	3 Bedroom Semi Detached House	111 m <sup>2</sup>	12
	2 Bedroom Semi Detached Dormer House	87 m <sup>2</sup>	5
	3 Bedroom Bungalow	83 m <sup>2</sup>	3
	2 Bedroom Bungalow	83 m <sup>2</sup>	3
	3 Bedroom Detached House	151 m <sup>2</sup>	1
	4 Bedroom Detached House	161 m <sup>2</sup>	1
<b>TOTAL</b>			<b>26 No. Units</b>

Proposed Site Layout  
 Scale 1:500

DELPHI ARCHITECTS & PLANNING CONSULTANTS

DELPHI ARCHITECTS & PLANNING CONSULTANTS | Unit 11 The Square Building 44-45 Christ Road Clontarf Dublin 3 | Ph: 011 7914010 Email: info@delphi.ie www.delphi.ie



PLANNING Additional Information

Layout ID:	2205-COHT-103	Client:	AS SHEWAN
Project:	Ballycullen Gate, Oldcourt	App No.:	1-1665-3
Drawing Name:	Proposed Site Layout COHT	Service:	Site - Planning
		Date of Issue:	July 2018
		Status:	Planning
		Revision:	

FOR ORIENTATION AND HANDING  
PLEASE REFER TO SITE PLAN

**PERMITTED & PROPOSED  
HOUSETYPE C1**

**2 Bed Detached Bungalow**  
Total GFA 83 sqm



Front Elevation  
SCALE 1:100



Side Elevation  
SCALE 1:100

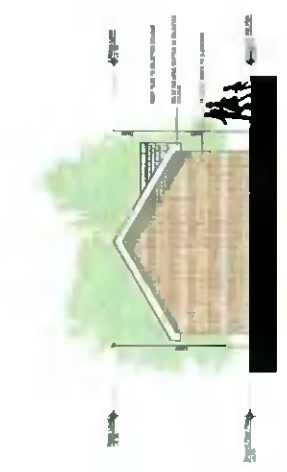


House - Type C - Front View

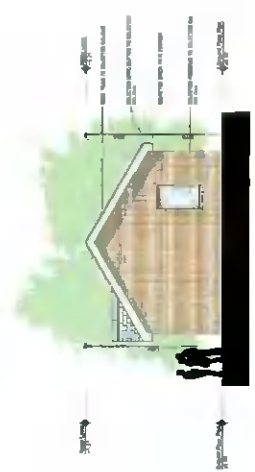
Room	House Type C.1.2 Bedrooms / 4 Decimals / Bungalow	House Type C.1.2 Bedrooms / 4 Decimals / Bungalow
	Required Area (m <sup>2</sup> )	Proposed Area (m <sup>2</sup> )
Aggregate Living Area	33	33
Main Double Bedroom	14.26	14.26
Double Bedroom	11.6	11.6
Single Bedroom	6	6
Aggregate Garage Space	11.6	11.6
	5.28	5.28

**Required and Proposed Area Schedule**

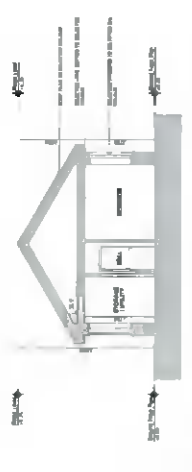
Permitted Areas are subject to Planning Authority Approval. All areas are subject to the Planning Authority's requirements and conditions of any planning permission granted.



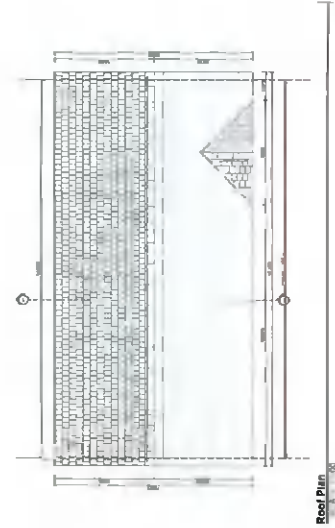
Side Elevation  
SCALE 1:100



Side Elevation  
SCALE 1:100



Section 1  
SCALE 1:100



Roof Plan  
SCALE 1:100



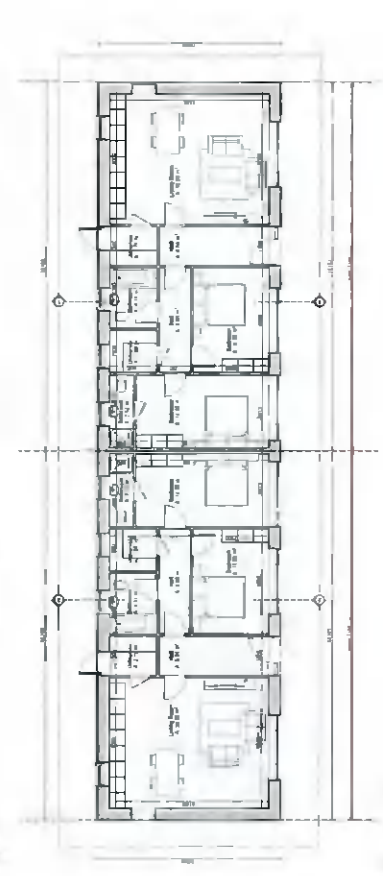
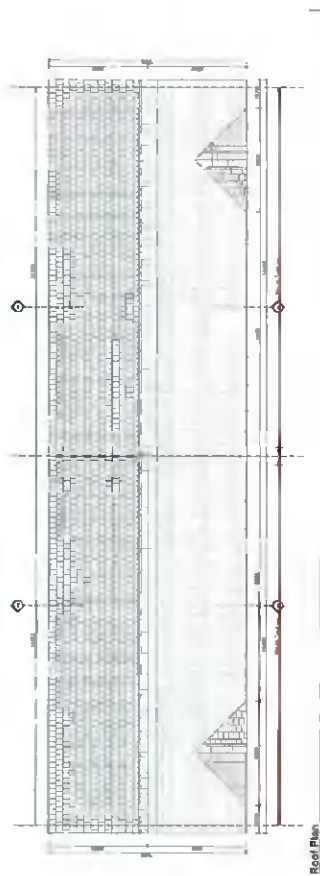
Ground Floor Plan  
SCALE 1:100



FOR ORIENTATION AND HANDING  
PLEASE REFER TO SITE PLAN

**PROPOSED HOUSETYPE C2**

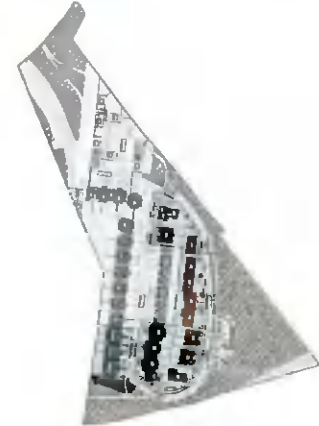
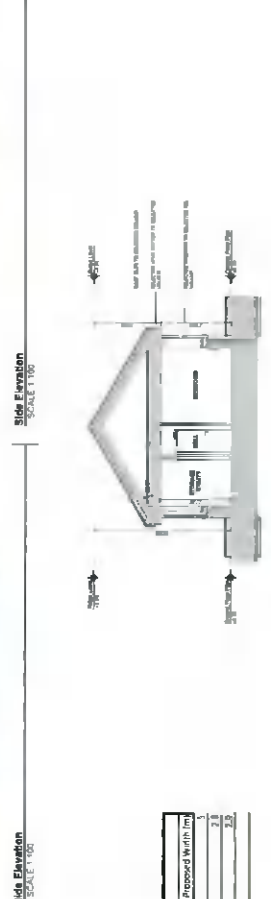
2 Bed Detached Bungalow  
Total GFA 83 sqm



Item	Required Area (m <sup>2</sup> )	Proposed Area (m <sup>2</sup> )	Minimum Width (m)	Proposed Width (m)
Overall Living Area	13	14.76	2.8	2.8
Main Double Bedroom	11.4	11.1	2.9	2.9
Additional Storage Space	4	5.48		

**Required and Proposed Area Schedule**

\*Percentages represented from Quality Housing for Sustainable Communities Department of the Environment Heritage and Local Government, Published 2007

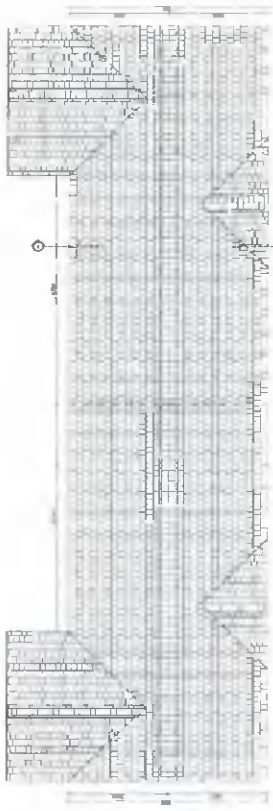


FOR ORIENTATION AND HANDING  
PLEASE REFER TO SITE PLAN

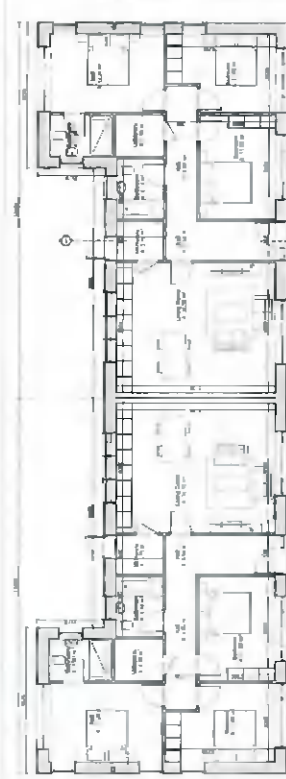
**Proposed Housetype C3**

**3 Bed Semi-Detached Bungalow**

**Total GFA 96 sqm**



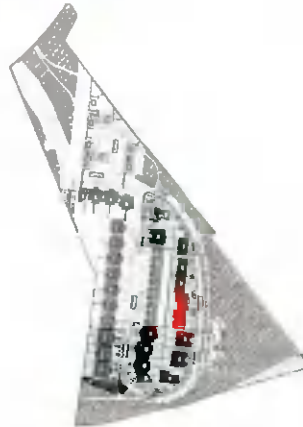
Roof Plan  
SCALE: 1:50



Ground Floor Plan  
SCALE: 1:50



Houses - Type C3 - Front View



Site Plan

Room	Area (sqm)	Proposed Area (sqm)	Net Floor Area (sqm)
Living Room	11.4	11.4	11.4
Double Bedroom	11.4	11.4	11.4
Double Bedroom	11.4	11.4	11.4
<b>Total</b>	<b>34.2</b>	<b>34.2</b>	<b>34.2</b>

**Required and Proposed Area Schedule**

\*Measured Areas (ground level) Quality Housing for Sustainable Communities  
Approved by the Department of Regional and Local Government (October 2007)



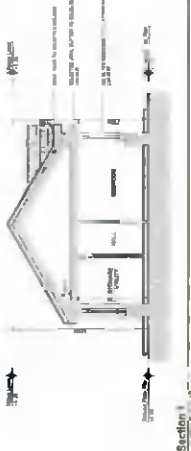
Rear Elevation  
SCALE: 1:50



Front Elevation  
SCALE: 1:50



Side Elevation  
SCALE: 1:50



Section 1  
SCALE: 1:50