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South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

Date: 29th August 2022

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S96 (PARTV) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY THE ROMEVILLE DEVELOPMENTS LTD FOR A RESIDENTIAL DEVELOPMENT AT STONEY HILL ROAD, RATHCOOLE, CO. DUBLIN

Dear Sir/Madam,

On behalf of the applicant, Romeville Developments Ltd, we refer to the above mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with South Dublin County Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the Permission is granted. Neither is available at this time.

In accordance with the Affordable Housing Act 2021, the provision of 20% social and affordable housing on new development sites of 5 or more houses only applies where:

- The land to be developed for new housing was purchased after 1st August 2021.
- The new housing land was purchased before the 1st September 2015 and receives planning permission after 2nd September 2015*.

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- Planning permission is granted after the 31st July 2026, regardless of when the land was purchased.

The requirement for social and affordable housing between 2015-2021 was 10%. This still applies to land purchased between 1st September 2015 and 31st July 2021, which has a planning permission granted for new housing between 3rd September 2021 and 31st July 2026.

The applicant purchased the land in a number of parcels between 17/8/17 and 19/7/18 and is expecting to receive planning permission for the proposed development between 3rd September 2021 and 31st July 2026. There are therefore 4 affordable units (10% of the proposed 42 units in the subject planning application).

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V.

Identification of Units

In the context of the proposed development of 42 no. residential units at Stoney Hill Road, Rathcoole, Co. Dublin, it is proposed, without prejudice, to provide up to 4 no. units on site in total to comply with Part V of the Act. It is proposed to provide:

1. Unit 3, Type F1
2. Unit 13, Type F1
3. Unit 26, Type L1
4. Unit 36, Type L1

The above is subject to change depending upon the nature of any final grant of permission, including conditions of such permission, and the assessment by the Housing Authority of the ultimate proposal.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €2,938,515 on the basis of the Council acquiring 4 no. units.

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs is: -

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Calculation	Unit 3	Unit 26	Unit 13	Unit 36
	Type F1	Type F1	Type L1	Type L1
Size (sq.m)	151	111	151	111
No. of Beds	3	3	3	3
Construction Cost	€377,500	€277,500	€377,500	€277,500
Development Cost	€113,250	€83,250	€113,250	€83,250
Profit (10% of construction cost)	€37,750	€27,750	€37,750	€27,750
Land Cost	€55,000	€45,000	€55,000	€45,000
VAT at 13.5%	€78,773	€58,523	€78,773	€58,523
Total Estimated Unit Cost	€662,273	€492,023	€662,273	€492,023
No. of Units	1	1	1	1
Sub-total	€662,273	€492,023	€662,273	€492,023

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

Robert Keran

Robert Keran

BSc Spatial Planning, BA (Law), LLB, MIPI, MPMI

Virtus