



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

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

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 ² | 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 | C | 3 Bedroom Bungalow Detached | 96 | € | 356,234.65 |
| 5 | C | 3 Bedroom Bungalow Detached | 96 | € | 356,234.65 |
| Total Cost of 5 units (Incl VAT) | | | 441 | € | 1,701,456.51 |

Ballycullen Gate - Type C1 Detached

| Ref | Nature of Costs | Sub-total | Total |
|------------|--|-------------|---------------------|
| | | | |
| 1.0 | Normal Construction Costs (ex. VAT & Builders profit) | | |
| 1.1 | House Build Costs | | € 161,850.00 |
| 1.2 | Site Development Works | | € 55,000.00 |
| | | | |
| 2.0 | Builders Profit | | € 21,685.00 |
| | | | |
| 3.0 | Development Costs (as applicable) | | |
| 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 |
| | | | |
| 4.0 | Sub-Total | | € 293,038.13 |
| | | | |
| 5.0 | Land Costs (Existing Use Value EUV) | | € 3,500.00 |
| | | | |
| 6.0 | Sub-Total | | € 296,538.13 |
| | | | |
| 7.0 | VAT @ 13.5% | | € 40,032.65 |
| | | | |
| | Total | | € 336,570.77 |
| | | | |
| | | | |

Ballycullen Gate - Type C2 Semi-Detached

| Ref | Nature of Costs | Sub-total | Total |
|------------|--|-------------|---------------------|
| | | | |
| 1.0 | Normal Construction Costs (ex. VAT & Builders profit) | | |
| 1.1 | House Build Costs | | € 153,550.00 |
| 1.2 | Site Development Works | | € 55,000.00 |
| | | | |
| 2.0 | Builders Profit | | € 20,855.00 |
| | | | |
| 3.0 | Development Costs (as applicable) | | |
| 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 |
| | | | |
| 4.0 | Sub-Total | | € 283,908.13 |
| | | | |
| 5.0 | Land Costs (Existing Use Value EUV) | | € 3,500.00 |
| | | | |
| 6.0 | Sub-Total | | € 287,408.13 |
| | | | |
| 7.0 | VAT @ 13.5% | | € 38,800.10 |
| | | | |
| | Total | | € 326,208.22 |
| | | | |
| | | | |

Ballycullen Gate - Type C

Detached

| Ref | Nature of Costs | Sub-total | Total |
|------------|--|-------------|---------------------|
| 1.0 | Normal Construction Costs (ex. VAT & Builders profit) | | |
| 1.1 | House Build Costs | | € 177,600.00 |
| 1.2 | Site Development Works | | € 55,000.00 |
| 2.0 | Builders Profit | | € 23,260.00 |
| 3.0 | Development Costs (as applicable) | | |
| 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 |
| 4.0 | Sub-Total | | € 310,363.13 |
| 5.0 | Land Costs (Existing Use Value EUV) | | € 3,500.00 |
| 6.0 | Sub-Total | | € 313,863.13 |
| 7.0 | VAT @ 13.5% | | € 42,371.52 |
| | Total | | € 356,234.65 |

Site Development Works

| Ref | Nature of Costs | Sub-total | Total |
|------------|--|----------------|--------------------|
| 1.0 | Site Development Works | € 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 |
| 2.0 | Abnormal Works | | |
| 2.1 | Allow for retaining walls due to site conditions | | € 640,000.00 |
| 2.2 | Allow for ground improvement works | | € 640,000.00 |
| 3.0 | Sub-Total | | € 3,520,000.00 |
| 4.0 | Total number of units including creche | - 64 | |
| | Total allowance for Site Development Works per unit | | € 55,000.00 |
| | | | |
| | | | |

Adjoining Privately Owned Land

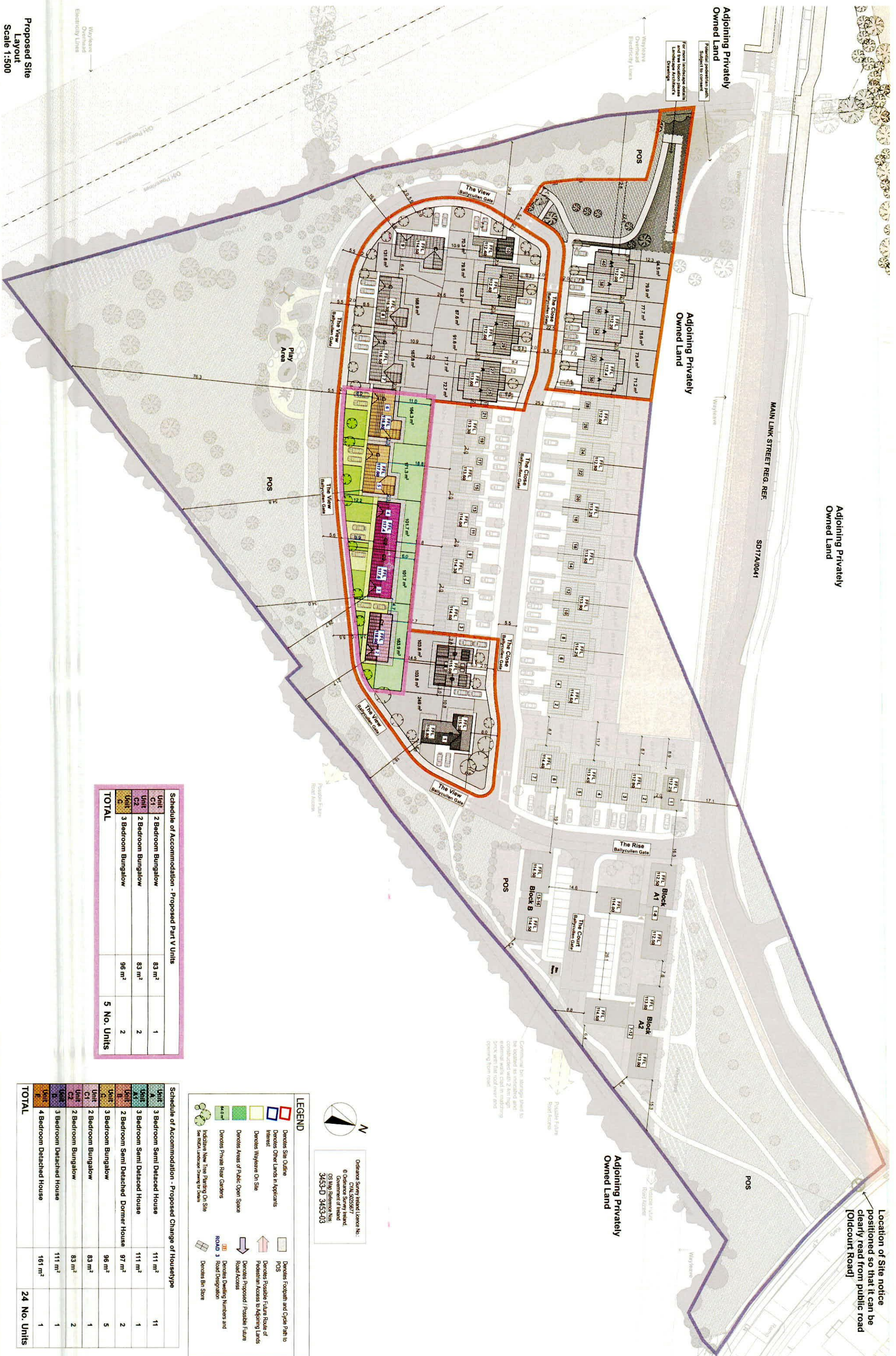
MAIN LINK STREET REG. REF. SD17A/0041

Adjoining Privately Owned Land

Adjoining Privately Owned Land

Adjoining Privately Owned Land

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



| Schedule of Accommodation - Proposed Part V Units | | | |
|---|--------------------|-------------------|--------------------|
| Unit C1 | 2 Bedroom Bungalow | 83 m ² | 1 |
| Unit C2 | 2 Bedroom Bungalow | 83 m ² | 2 |
| Unit C3 | 3 Bedroom Bungalow | 96 m ² | 2 |
| TOTAL | | | 5 No. Units |

| Schedule of Accommodation - Proposed Change of House Type | | | |
|---|--------------------------------------|--------------------|---------------------|
| Unit A | 3 Bedroom Semi Detached House | 111 m ² | 11 |
| Unit B | 3 Bedroom Semi Detached House | 111 m ² | 1 |
| Unit C | 2 Bedroom Semi Detached Dormer House | 97 m ² | 2 |
| Unit D | 3 Bedroom Bungalow | 96 m ² | 5 |
| Unit E | 2 Bedroom Bungalow | 83 m ² | 1 |
| Unit F | 2 Bedroom Bungalow | 83 m ² | 2 |
| Unit G | 3 Bedroom Detached House | 111 m ² | 1 |
| Unit H | 4 Bedroom Detached House | 161 m ² | 1 |
| TOTAL | | | 24 No. Units |

LEGEND

- Denotes Site Outline
- Denotes Other Lands in Applicants Interest
- Denotes Weyburn On Site
- Denotes Areas of Public Open Space
- Denotes Private Rear Gardens
- Indicates New Time Parking On Site (See attached landscape drainage plans)
- Denotes Footpath and Cycle Path to POS
- Denotes Possible Future Route of Pedestrian Access to Adjoining Lands
- Denotes Proposed / Possible Future Road Access
- Denotes Dwelling Numbers and ROAD 3 Road Designation (See attached landscape drainage plans)
- Denotes Bin Store

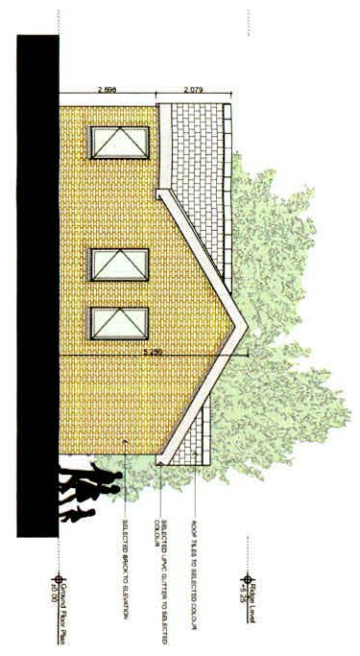
Ordinance Survey/Referenced Number:
 6 Ordnance Survey/Referenced Number:
 OS Map Reference Nos:
3453-D 3453-03

FOR ORIENTATION AND HANDING
PLEASE REFER TO SITE PLAN
**PERMITTED & PROPOSED
HOUSETYPE C**

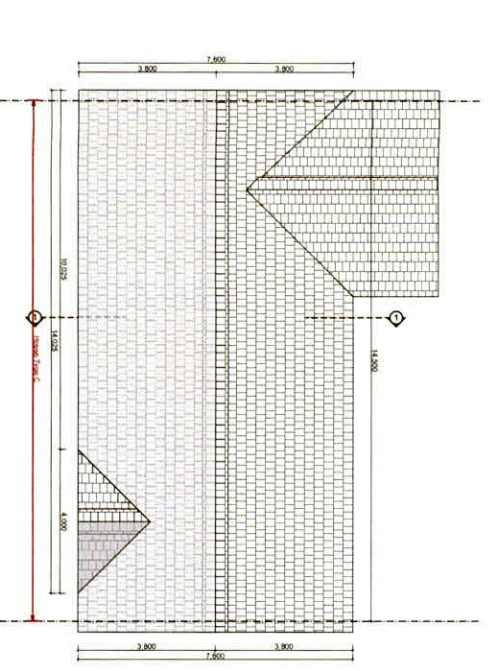
3 Bed Detached Bungalow
Total GFA 96 sqm



Rear Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



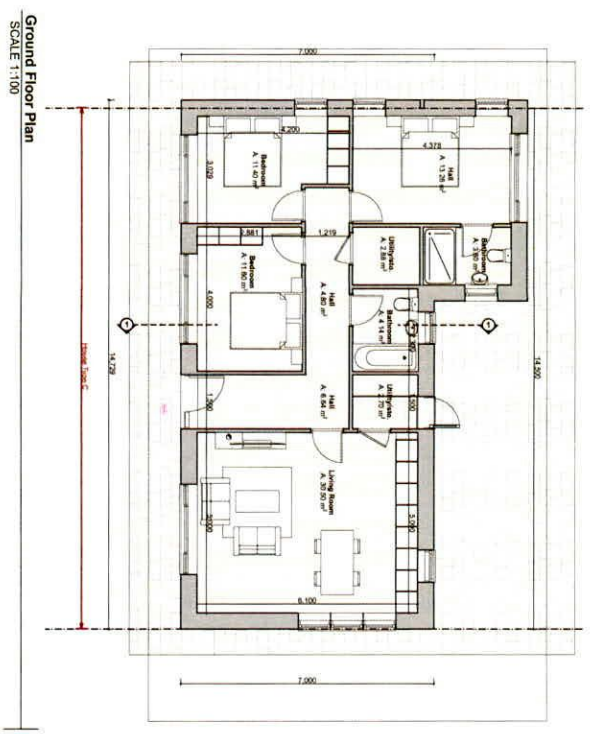
Roof Plan
SCALE 1:100



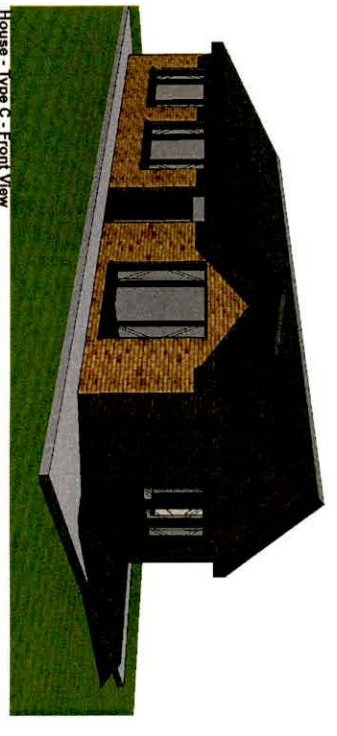
Front Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



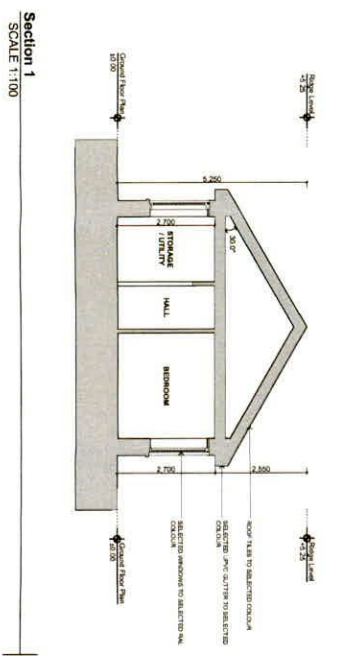
Ground Floor Plan
SCALE 1:100



House - Type C - Front View

| Room | House Type C: 3 Bedrooms / 6 Occupants / Bungalow | Minimum Width (m) |
|-------------------------|---|-------------------|
| Aggregate Living Area | 30 | 3.8 |
| Main Double Bedroom | 13 | 2.8 |
| Double Bedroom | 11.4 | 2.8 |
| Double Bedroom | 11.4 | 2.8 |
| Aggregate Storage Space | 5 | 2.8 |

Required and Proposed Area Schedule
*Required Areas reproduced from 'Quality Housing for Sustainable Communities' Department of the Environment Heritage and Local Government, Published 2007



Section 1
SCALE 1:100



DAVEY + SMITH ARCHITECTURE
Change Of HouseType

THIS DRAWING IS THE SOLO PRACTITIONER'S SEAL AND CANNOT BE USED AS A BASIS FOR ANY DECISIONS OR FOR PROCEEDING IN COURT. THE PRACTITIONER'S SEAL IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE PRACTITIONER'S SIGNATURE AND THE PRACTITIONER'S NAME AND ADDRESS AS REGISTERED WITH THE BOARD OF ARCHITECTS OF IRELAND.

DAVEY + SMITH ARCHITECTURE 1 Unit 11, The Support Building, 44-46 Crow Road, Clontarf, Dublin 3 | Tel: 01 4353146 | Email: info@davey-smith.com | Web: www.davey-smith.com

Scale: As Shown (A11)

Layout ID: 2205-COHT-PH04

Project: Ballyculien Gate, Oldcourt

Drawing Name: House Type C - 3Bed - Plans, Section, Elevations

Job No: AS SHOWN (A11)

Series: Change Of HouseType

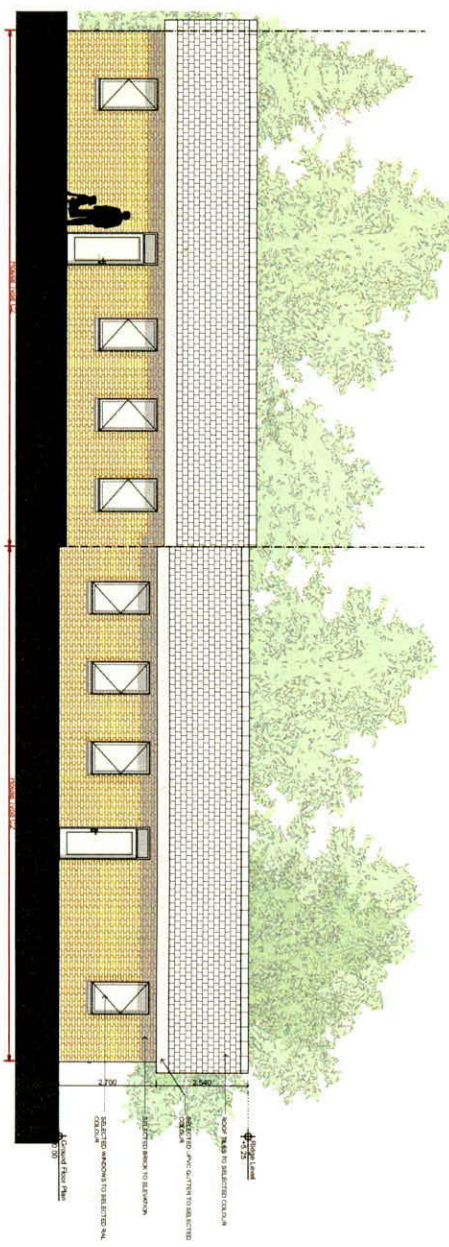
Date: 02/09/2022

Scale: COHT

Revision:

PROPOSED HOUSETYPE C2

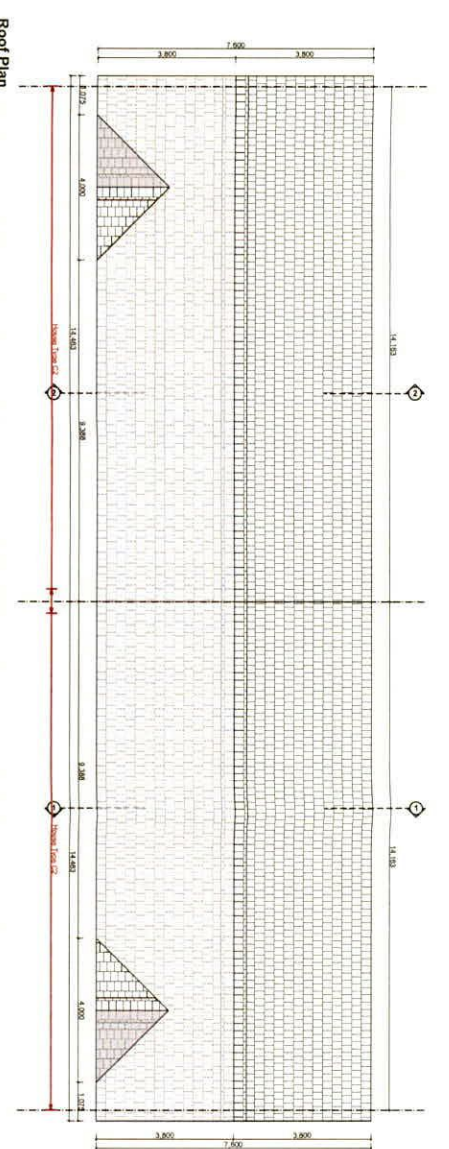
2 Bed Semi-Detached Bungalow
Total GFA 83 sqm



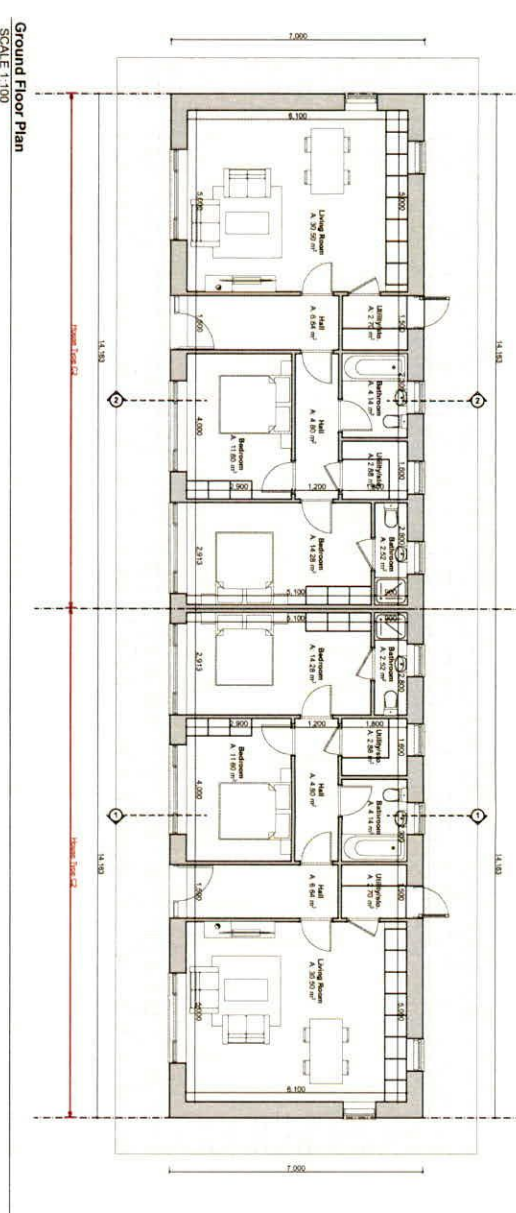
Rear Elevation
SCALE 1:100



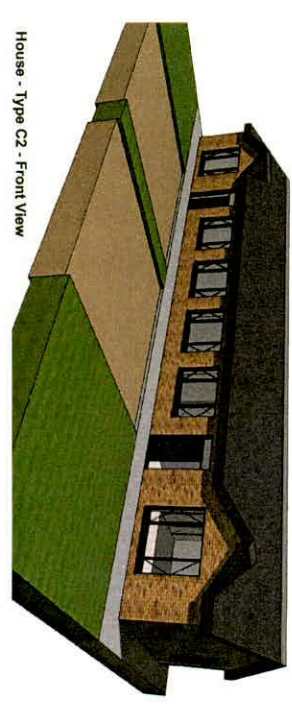
Front Elevation
SCALE 1:100



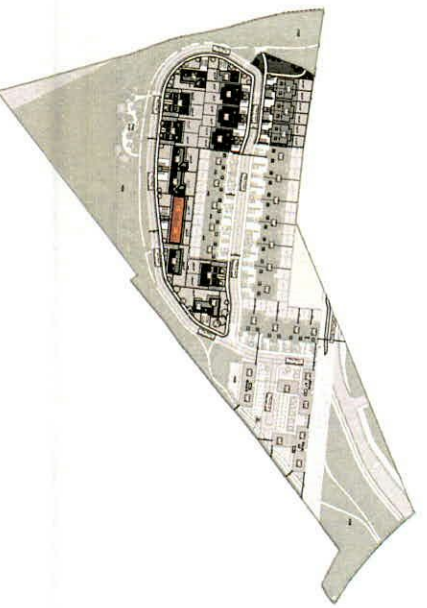
Roof Plan
SCALE 1:100



Ground Floor Plan
SCALE 1:100



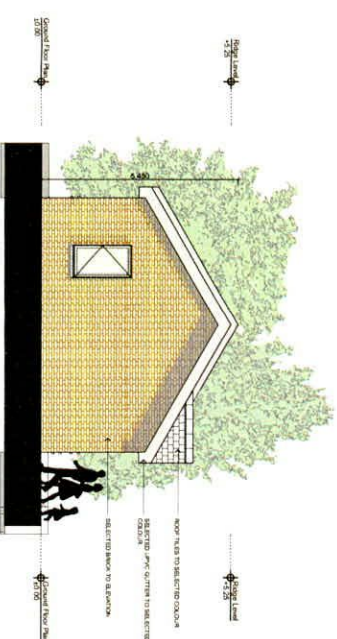
House - Type C2 - Front View



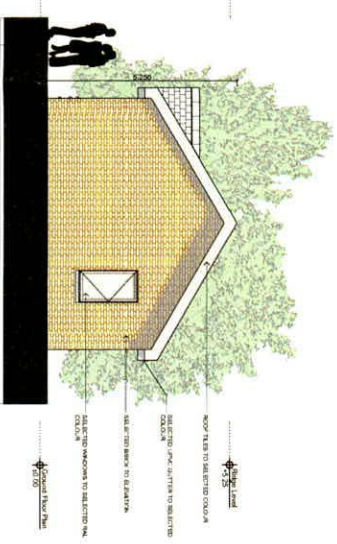
Key Plan

| Room | Required Area (m ²) | Proposed Area (m ²) | Minimum Width (m) | Proposed Width (m) |
|-------------------------|---------------------------------|---------------------------------|-------------------|--------------------|
| Aggregate Living Area | 30 | 30.5 | 3.8 | 5 |
| Main Double Bedroom | 13 | 14.76 | 2.8 | 2.8 |
| Double Bedroom | 11.4 | 11.6 | 2.8 | 2.9 |
| Aggregate Storage Space | 4 | 5.58 | | |

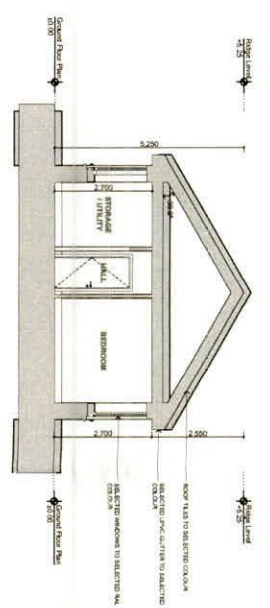
Required and Proposed Area Schedule
*Required Areas reproduced from 'Quality Housing for Sustainable Communities' Department of the Environment Heritage and Local Government, Published 2007



Side Elevation
SCALE 1:100



Side Elevation
SCALE 1:100

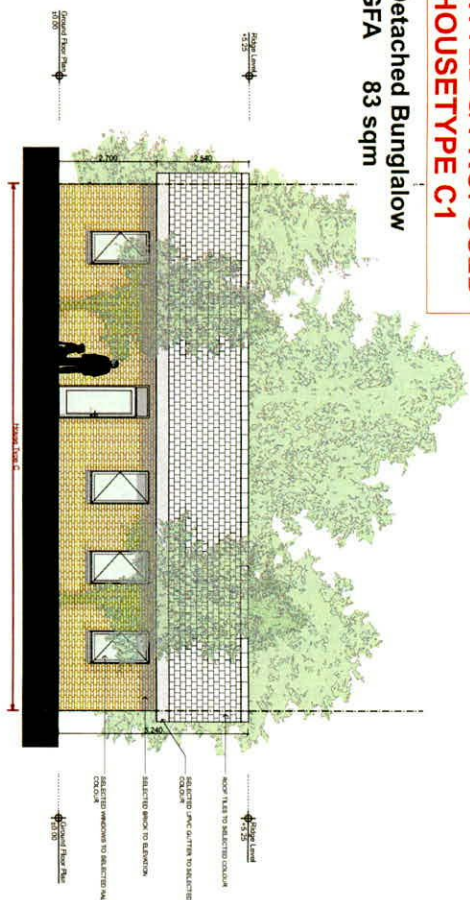


Section 1
SCALE 1:100

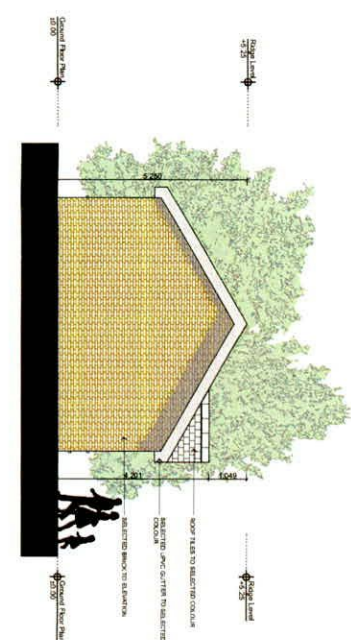
FOR ORIENTATION AND HANDING
PLEASE REFER TO SITE PLAN

**PERMITTED & PROPOSED
HOUSETYPE C1**

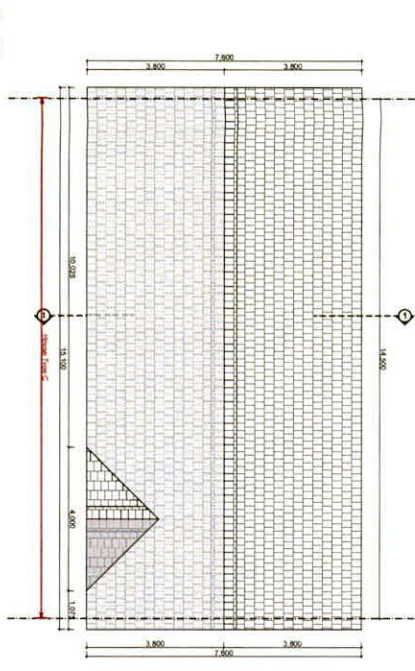
2 Bed Detached Bungalow
Total GFA 83 sqm



Rear Elevation
SCALE 1:100



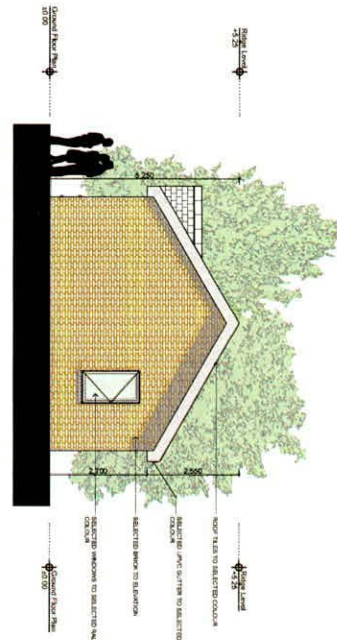
Side Elevation
SCALE 1:100



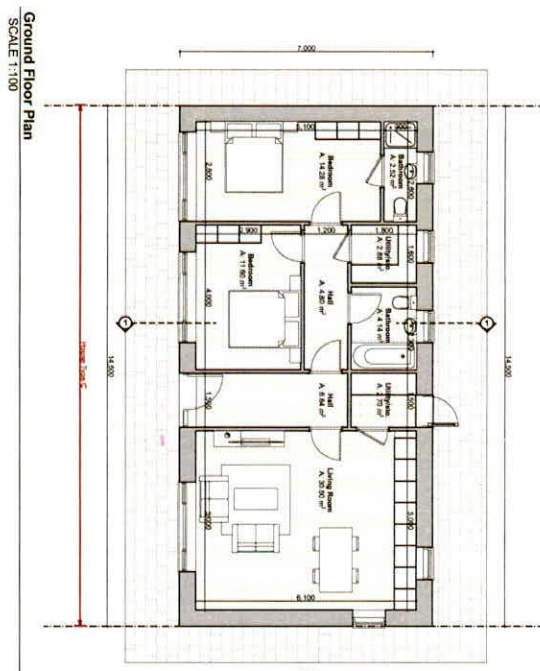
Roof Plan
SCALE 1:100



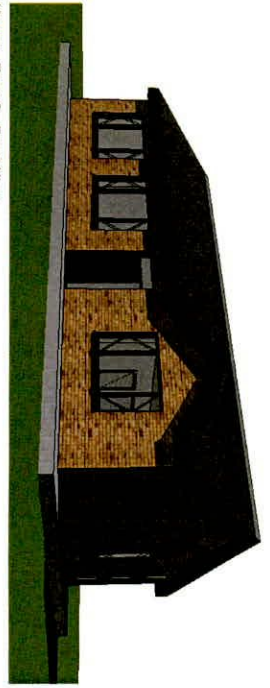
Front Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Ground Floor Plan
SCALE 1:100



House - Type C - Front View

| House Type C1 - 2 Bedrooms / 1 Occupants / Bungalow | | | |
|---|---------------------------------|---------------------------------|-------------------|
| Room | Required Area (m ²) | Proposed Area (m ²) | Minimum Width (m) |
| Aggregate Living Area | 30 | 30.5 | 3.8 |
| Main Double Bedroom | 13 | 14.26 | 2.8 |
| Double Bedroom | 11.4 | 11.6 | 2.8 |
| Aggregate Storage Space | 4 | 5.58 | |

Required and Proposed Area Schedule
Required Areas reproduced from 'Quality Housing for Sustainable Communities'
Department of the Environment Heritage and Local Government, Published 2007

