

Nacul Development Ltd.

Re. Part V proposal for compliance of proposed development at Clonbrone, Lucan.

26th August 2022.

To whom it may concern,

Following discussions between Nacul Development Ltd. and South Dublin County Council (Edel Dempsey, Senior Staff Officer, Housing Part V) in March and August of 2022 we confirm that Nacul Development Ltd. is happy to comply with the conditions that may be imposed regarding a Part V requirement in the event that our planning application at Clonbrone, Lucan is granted permission.

To that end we are offering the unit marked no. 3 on the attached Site Plan for social housing, subject to agreement in respect of the costings for this 5-bedroom, 178.5 sq. metres house.

Attached on page 2 is an indicative Costing subject to review and agreement.

Linda Gilsenan

For and on behalf of Nacul Development Ltd.

20th September 2022.

Clonard,
Lucan Newlands Road,
Esker North,
Lucan.

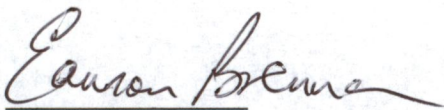
Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Dear Sirs,

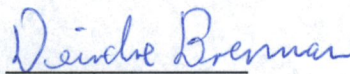
We, Eamon & Deirdre Brennan, as the owners of lands on which Nacul Developments Ltd proposes to develop 7 no. dwellings and all associated site development works etc., on the adjoining lands at Clonbrone, consent to them applying for planning permission on part of our lands. We note the extent of the application site as indicated by the red outline on the site location map enclosed with the planning application.

I trust the above is of assistance to you.

Yours sincerely,



Eamon Brennan



Deirdre Brennan

Part V Costings:

The estimated construction and development costs below have no provision for construction inflation and there are no allowances in the costs for site acquisition.

Based on current construction/development budget data and recent and expected construction inflation we expect 2023 construction/development costs to be as shown below but it should be noted that constructions costs have risen significantly in the past 12 months and may continue to do so during the next 12 months; this makes it difficult to provide accurate costings estimate except for a short (3 months or less) time frame.

ESTIMATED 2023 CONSTRUCTION & DEVELOPMENT COSTS AT CLONBRONE.

Construction costs: (incl. site & ground works, Landscaping & finishing @ €2,580 per sqm + Builders profit of 7.5%)	178.5 sqm house: €451,500	
Development costs: (incl. Professional, Utility, Legal, Planning & LA fees, + Finance and Homebond @ €750 per sqm)	178.5 sqm house; €131,250	
Sub-total	(€582,750)	
Developer's profit Margin (12.5%):		€73,000
Total Development & constructions cost:		<u>€655,750</u>
Vat. At 13.5%		€88,500
Total unit cost to SDCC:		<u>€744,250.</u>

05/09/22

Ms Linda Gilsenan
Nacul Development Ltd
37 Braemor Park
Churchtown
Dublin 14

Developer: Nacul Development Ltd

Location: Residential Development at lands at Clonbrone, Esker Hills, Lucan

Dear Ms Gilsenan

I note that it is your intention to lodge a planning application for the above development consisting of 7 x 5 bed Units at Clonbrone, Esker Hills, Lucan. It is noted that the applicant intends on fulfilling it's part V obligation by providing 1 semi detached 5 bed house.

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.

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 continue following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,

Edel Dempsey

Edel Dempsey

**Senior Staff Officer
Housing Department**