

Housing Department,
Fingal County Council,
Grove Road,
Blanchardstown,
Dublin 15,
D15 W638.

28th October 2020

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY CASTLETHORN CONSTRUCTION & CASTLETHORN DEVELOPMENTS KELLYSTOWN UC FOR PROPOSED DEVELOPMENT OF 360 NO. UNITS AT KELLYSTOWN.

Dear Sir/Madam,

We, Castlethorn Construction UC & Castlethorn Developments Kellystown UC (the Prospective Applicant), Usher House, Main Street, Dundrum, Dublin 14, D14 N7Y8, are writing to the Planning Authority regarding the above.

We refer to the above referenced proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the contents of this letter are 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 valid planning application and will ultimately be subject to possible amendment and formal agreement with Fingal County Council prior to submission of the Commencement Notice in relation to the development of the site. 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 and should be read as being indicative as a result.

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

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 to comply with Part V.

The units are identified on Drawing 1506A-OMP-00-SP-DR-A-1002_SITE LAYOUT, Part V prepared by O'Mahony Pike Architects. This proposal has also formed the subject of direct communications between the Prospective Applicant and both Mary Egan and Marina Rennicks of the Housing Department of Fingal County Council.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority currently is € 11,881,411 based on the Council acquiring 41 number units.

Building Homes – Building Communities

Castlethorn

Identification of Units

In the context of the development at Kellystown as shown in this planning application it is therefore proposed to provide up to 41 no. units in total within Apartment Block B to comply with Part V of the Act. It is proposed to provide: -

- 12 no. 1 bedroom apartments Type A
- 24 no. 2 bedroom apartments Type B
- 5 no. 3 bedroom apartments Type C

With an estimated cost per unit to the Local Authority as follows: -

- Type A – €201,972
- Type B – €310,727
- Type C - €400,061

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

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs is set out on the attached table.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis 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 and attached is in order.

Yours faithfully,



Hugh O'Neill

Operations Director

for **CASTLETHORN CONSTRUCTION UC & CASTLETHORN DEVELOPMENTS KELLYSTOWN UC**