

Dublin City Council  
Planning Department  
Civic Offices  
Wood Quay  
Dublin 8

23<sup>rd</sup> October 2023

**Subject to Agreement/Without Prejudice**

**RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY RUIRSIDE DEVELOPMENTS LTD FOR PERMISSION FOR AMENDMENTS TO SHD CONSENT (ABP REF. ABP-306569-20, AS AMENDED BY ABP REFS.310567-21, 311499-21 & 311507-21). FOR 40 NO. APARTMENTS 42A PARKGATE STREET, DUBLIN 8**

Dear Sir/Madam,

We are instructed by the applicant Ruirside Developments LTD, of Usher House, Main Street, Dundrum, Dublin 14 to write to the Planning Authority regarding the above.

We refer to the above mentioned proposed planning application and set out herewith, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act, as amended. We have also had regard to Circular Letter 28/2021 arising from the Affordable Housing Act 2021.

Please note that the contents of this letter are purely indicative and are 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 Dublin City 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**

We confirm that the application site was purchased within the period 1st September 2015 and 31st July 2021.

Also this application is one that will be determined by the Planning Authority, or An Bord Pleanala on appeal, in the period before 31 July 2026. As a result of the above, in line with Section 96(3)(j) of the Planning & Development Act 2000, as amended, the appropriate Part V requirement is 10%.

We propose that the developer will provide 4no. units to comply with the 10% requirement under Part V.

**Estimated Cost to the Local Authority**

The overall estimated cost to the Local Authority is € 1,779,385 on the basis of the Council acquiring 4 no. units.

**Identification of Units**

In the context of this development as shown in this planning application it is therefore proposed to provide up to 4 units on site in total to comply with Part V of the Act with an estimated cost per unit to the Local Authority as

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**

1	Type 2B4p	2 bed	409,170	each or a total of	409,170
1	Type 2B4p	2 bed	420,147	each or a total of	420,147
2	Type 2B4p	2 bed	475,034	each or a total of	950,068


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 are set out below: -

<b>Apartment Type</b>	<b>Type 2 Bed</b>	<b>Type 2 Bed</b>	<b>Type 2 Bed</b>
Size (sq.ft)	786	807	915
Construction Cost	307,027	315,439	357,497
Builders Profit	23,027	23,658	26,812
Development Costs	70,616	72,551	82,224
Land Cost	8,500	8,500	8,500
VAT @ 13.5%	55,238	56,720	64,130
<b>Total Estimated Cost</b>	<b>409,170</b>	<b>420,147</b>	<b>475,034</b>

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,



Eleanor Mac Partlin  
Associate Director  
**STEPHEN LITTLE & ASSOCIATES**