

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

04/06/2024

PARKLANDS LRD1 – PART V PROPOSAL

Re: Modifications to Previously Approved Development SHD ABP-305563-19
At: Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.
Applicant: Greenacre Residential DAC

Dear Sir / Madam,

On behalf of the applicant - Greenacre Residential DAC the following is a proposal for compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended).

The original application (Reg. Ref. ABP-305563-19) allocated 10% (49no. units) within the overall development of 488no. units on site for social housing in compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended). In accordance with Condition 16 of that permission, the applicant will enter into an agreement with the local authority in respect of Part V and the allocated 49no. units within the permitted Block A.

The proposed modifications to Blocks C, D and E under the current application provides an additional 86no. apartments which gives rise to a requirement for an additional 17no. units (20%) to satisfy Part V. As part of the current application, a further 17no. units are allocated to Part V within Block A.

For completeness, the combined 66no. Part V units are identified within the Part V Proposal within **Appendix A** to this letter. Appendix A also includes preliminary Part V costing, Part V Schedule of Units and plans of the proposed units.

The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with the local authority. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a final grant of permission and on the site value at the time the permission is granted.

The final mix of units proposed to be provided to comply with Part V will be subject to discussions following a final grant of permission. The applicant has consulted with South Dublin County Council Housing Department and will continue these discussions following a grant of permission.

I trust the enclosed is in order and look forward to receiving your decision in due course.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "John Murphy". The signature is fluid and cursive, with a prominent "J" and "M".

BMA PLANNING

Appendix A

Proposed Cost Summary

Ref	Description/Cost Item:	Cost Per Apartment	Total Part V Proposal (66nr Units)	Comments
		EUR	EUR	
1	Normal Construction Costs (Excl VAT, Inflation & Builders Profit)	400,000	26,400,000	See Table A for the breakdown. Cost are based on a per unit basis of the entire scheme construction cost.
2	Development Costs			
2.1	Professional Fees including Legal Fees	20,000	1,320,000	Fees includes, design team, site surveys, legal and project and development management
2.2	Service Connections	8,000	528,000	Budget to include for Irish Water, ESB, Public Lighting and Fibre connections
2.3	Development Contributions	9,390	629,099	The SDCC charge of residential developments is €126.46/m2
2.4	Planning Fees, Local Authority Bond and other charges	3,500	231,000	Budget for professional and planning fees related to securing planning permission.
2.5	Other fees; Structural Insurance and Insurance broker fees	2,156	142,296	Budget for Homebond insurance and insurance broker fees
2.6	Financing Charges @ 8%	27,715	2,340,032	Finance charges have been included at 8% of the above cost items
3.0	Development Costs Sub-Total (Excl VAT)	470,761	31,590,427	
4	Profit @ 7.5%	35,362	2,369,282	Profit is included at 7.5%
5	Land Costs	0	0	Not Applicable
6	Sub-Total (Excl VAT)	506,123	33,959,709	
7	VAT	69,232	4,638,550	See TABLE B. VAT has been calculated at 13.5% on all items except Development Contributions and Professional and Planning Fees. VAT has not been applied to Development Contributions. VAT has been applied at 23% to Professional and Planning fees.
8	TOTAL (Incl. VAT)	575,355	38,598,259	

TABLE A - CONSTRUCTION COSTS BREAKDOWN

Ref	Description	Cost Per Apartment	TOTAL PART V ESTIMATE	Percentage Allocation
		EUR	EUR	
1	Basement / Undercroft Parking	€ 66,985.07	€ 4,488,000.00	17%
2	Site Works	€ 7,880.60	€ 528,000.00	2%
3	Superstructure	€ 319,164.18	€ 21,384,000.00	81%
	Total	€ 394,029.85	€ 26,400,000.00	100%

TABLE B - TAX ESTIMATES

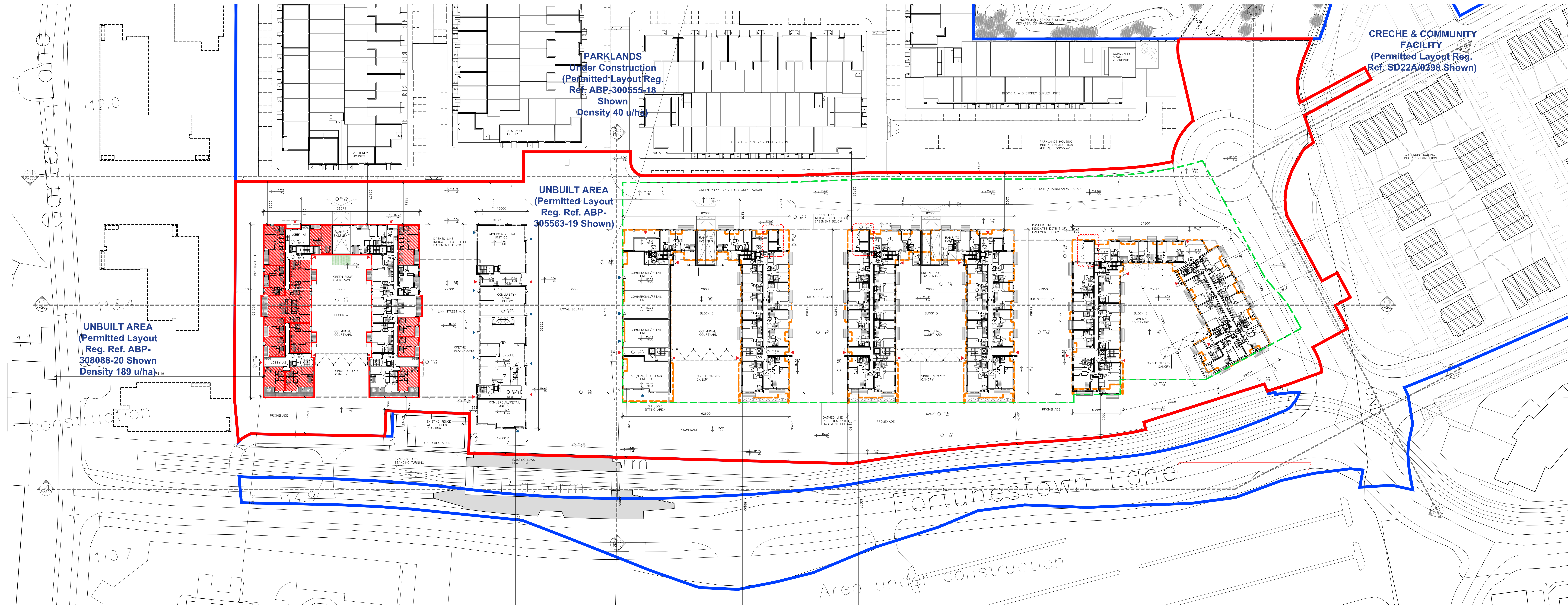
Ref	Description	PART V PROPOSAL	VAT	VAT RATE APPLIED
		(Excl. VAT)		
1	Normal Construction Costs	€ 26,400,000.00	€ 3,564,000.00	13.5%
2	Professional Fees Including Legal Fees	€ 1,320,000.00	€ 303,600.00	23.0%
3	Service Connections	€ 528,000.00	€ 71,280.00	13.5%
4	Development Contributions	€ 629,099.30		
5	Planning Fees, Local Authority Bond and other charges	€ 231,000.00	€ 31,185.00	13.5%
6	Other fees; Structural Insurance and Insurance broker fees	€ 142,296.00	€ 32,728.08	23.0%
7	Financing Charges @ 8%	€ 2,340,031.62	€ 315,904.27	13.5%
8	Profit @7.5%	€ 2,369,282.02	€ 319,853.07	13.5%
	Total	€ 33,959,708.94	€ 4,638,550.42	

PART V



Application: Amendments to ABP-305563-19, Fortunestown Lane, Saggart, Co.Dublin
Date: 09th May 2024

Apt. Type	Description	Part V Unit Types permitted numbers	Part V Unit Types proposed numbers	Mix of Total Part V	Min. Area req'd (GFA)	Area (GFA)	Total (GFA)	Proposed Additional Units to permitted
		No.	No.	%	m ²	m ²	m ²	
1A	1 Bedroom Apt / 2 Person / GFL	1	2	3.0%	45	59.99	119.98	1
1B	1 Bedroom Apt / 2 Person	1	2	3.0%	45	48.17	96.34	1
1C	1 Bedroom Apt / 2 Person	7	9	13.6%	45	46.29	416.61	2
1D	1 Bedroom Apt / 2 Person	1	1	1.5%	45	64.28	64.28	0
1E	1 Bedroom Apt / 2 Person	0	0	0.0%	45	78.33		0
1F	1 Bedroom Apt / 2 Person	0	0	0.0%	45	55.24		0
1G	1 Bedroom Apt / 2 Person	0	0	0.0%	45	51.9		0
1H	1 Bedroom Apt / 2 Person	0	0	0.0%	45	47.86		0
1J	1 Bedroom Apt / 2 Person	0	0	0.0%	45	49.88		0
1L	1 Bedroom Apt / 2 Person	0	0	0.0%	45	56.63		0
1M	1 Bedroom Apt / 2 Person	0	0	0.0%	45	52.19		0
2A	2 Bedroom Apt / 4 Person	4	4	6.1%	73	82.2	328.80	0
2B	2 Bedroom Apt / 4 Person	1	1	1.5%	73	80.59	80.59	0
2C	2 Bedroom Apt / 4 Person	8	10	15.2%	73	81.08	810.80	2
2D	2 Bedroom Apt / 4 Person	12	18	27.3%	73	73.36	1,320.48	6
2E	2 Bedroom Apt / 4 Person	0	0	0.0%	73	83.32		0
2F	2 Bedroom Apt / 4 Person	0	0	0.0%	73	99.48		0
2G	2 Bedroom Apt / 4 Person	0	0	0.0%	73	94.91		0
2H	2 Bedroom Apt / 4 Person	0	0	0.0%	73	79.24		0
2J	2 Bedroom Apt / 4 Person	3	4	6.1%	73	80.72	322.88	1
2K	2 Bedroom Apt / 4 Person	3	5	7.6%	73	85.16	425.80	2
2L	2 Bedroom Apt / 4 Person	2	2	3.0%	73	84.45	168.90	0
2M	2 Bedroom Apt / 4 Person	1	2	3.0%	73	84.45	168.90	1
2N	2 Bedroom Apt / 4 Person	0	0	0.0%	73	80.47		0
2O	2 Bedroom Apt / 4 Person	0	0	0.0%	73	106.61		0
2P	2 Bedroom Apt / 4 Person	0	0	0.0%	73	85.12		0
2Q	2 Bedroom Apt / 4 Person	0	0	0.0%	73	83.81		0
2R	2 Bedroom Apt / 4 Person	0	0	0.0%	73	96.51		0
2S	2 Bedroom Apt / 4 Person	0	0	0.0%	73	81.87		0
2T	2 Bedroom Apt / 4 Person	0	0	0.0%	73	83.81		0
2U	2 Bedroom Apt / 4 Person	1	1	1.5%	73	103.16	103.16	0
3A	3 Bedroom Apt / 5 Person	0	0	0.0%	90	110.23		0
3B	3 Bedroom Apt / 5 Person	1	2	3.0%	90	99.57	199.14	1
3C	3 Bedroom Apt / 5 Person	0	0	0.0%	90	103.16		0
3D	3 Bedroom Apt / 5 Person	3	3	4.5%	90	116.01	348.03	0
3E	3 Bedroom Apt / 5 Person	0	0	0.0%	90	98.71		0
3F	3 Bedroom Apt / 5 Person	0	0	0.0%	90	96.92		0
3G	3 Bedroom Apt / 5 Person	0	0	0.0%	90	109.89		0
		49	66				4,974.69	17
TOTAL No. PART V Units			66				4,974.69	



01 Part V - Site Plan
PA 004 1:500

ISSUED FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

NOTES:

Do not scale from this drawing.

Any discrepancies found on site to be reported to Darmody Architects immediately.

Any discrepancies found on drawings to be reported to Darmody Architects immediately.

Refer to engineers drawings for structural details.

All dimensions sized to blockwork.

ORDNANCE SURVEY IRELAND LICENCE NO. AR0050524
MAP SERIES 1:1000 SHEET NO. S 3388-25, 3389-07
MAP SERIES 1:2500 SHEET NO. S 3388-B, 3388-D, 3389-A, 3389-C
All levels are to (OSI) Ordnance Main Head Vertical Datum in metres.
NOTE:
ALL DARMODY ARCHITECTURE DRAWINGS TO BE READ IN CONJUNCTION WITH DBFL AND CSR DRAWINGS, REPORTS AND SPECIFICATIONS.
XREF'S
CAD REF.

Rev.

Description.

Date.

Initials.

DRAWING KEY

SITE BOUNDARY

SITE WITHIN APPLICANTS OWNERSHIP

APARTMENT LOBBY ENTRANCE

COMMERCIAL / RETAIL / CAFE / BAR / RESTAURANT / CRECHE / COMMUNITY SPACE ENTRANCE

PART V UNITS

OUTLINE OF PERMITTED BLOCKS C, D & E

EXTENT OF THE SUBJECT APPLICATION

SCALE BAR

0 25 50m

NORTH POINT

creative innovative flexible

darmody
architecture

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353 1 672 9907
info@darmodyarchitecture.com
darmodyarchitecture.com

Rev. No.	Scale	Date	Drm. By	Chkd. By	Issue
	1:500 @ A0	11/04/2024	Adam Brzostek	Tim Darmody	PLANNING

Project:
Modifications to Parklands Pointe Apartments SHD ABP-305563-19
Fortunestown Lane, Saggart, Co.Dublin.

Title:
PART V - SITE PLAN

Client:
Greenacre Residential DAC

Dwg. No.
PA-004

Job No.
23040-1



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Rev.

Description.

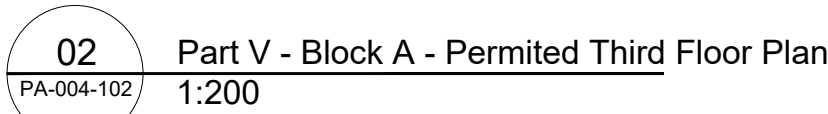
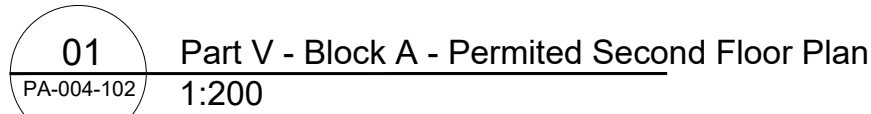
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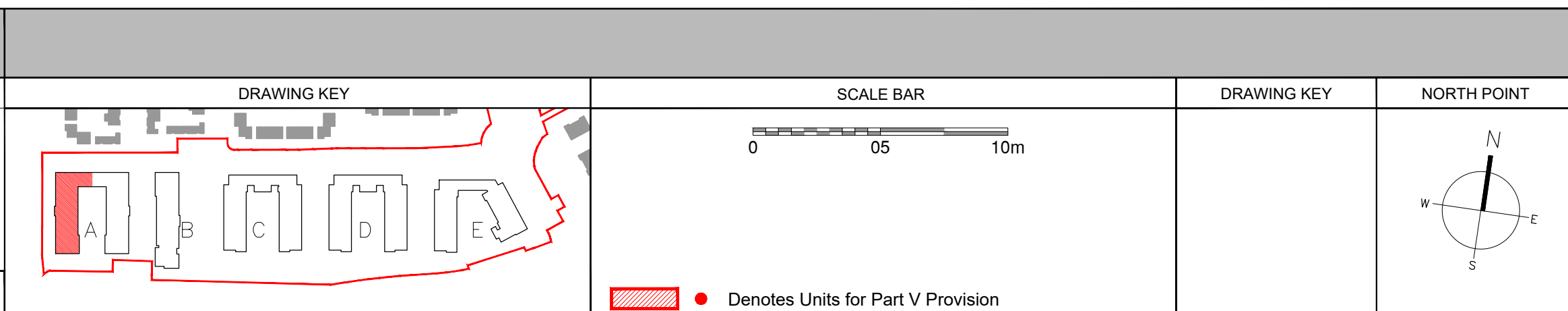
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creative innovative flexible  darmody architecture 91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com					Project. Modifications to Parklands Pointe Apartments SHD ABP-305563-19 Fortunestown Lane & Parklands Parade, Saggart, Co.Dublin.																
					Title. PART V - BLOCK A PERMITTED SECOND & THIRD FLOOR PLAN																
					Client. Greenacre Residential DAC																
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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue																
	1:200 @ A1	11/04/2024	Adam Brzostek	Tim Darmody	PLANNING																



01 Part v - Block A - Permitted Fourth Floor Plan
PA-004-103 1:200

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