

Appendix D – Question 14 – Part V

Part V drawings included as part of the MCORM Architectural Pack.

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
Marine Road
Dún Laoghaire
Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

11th June, 2024

Liscove Limited
1st Floor, Maple House
Lower Kilmacud Road
Stillorgan
Co. Dublin

**Re: Proposed LRD Development at lands located off the
Glenamuck/Enniskerry Road, Kilternan, Dublin 18; Liscove Limited**

Dear Sirs,

I refer to your proposed development at lands located off the Glenamuck/Enniskerry Road, Kilternan, Dublin 18 of 487 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended):

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 50 no. units on-site for social and affordable housing comprising of 50 units (8x1-bedroom units, 23x2-bedroom units and 19x3-bedroom units).
- *Total Indicative* cost of the 50 units is €16,190,711 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- *Indicative* cost is €171,687 for 1-bedroom units, €295,926 for 2-bedroom apartment units, €307,629 for 2-bedroom house units and €420,395 for 3-bedroom units.

I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs but also management service charges will need to be of an acceptable level.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours sincerely,

Aiden Conroy

Aiden Conroy
Administrative Officer
Housing Department

Aiden Conroy,
Housing Department,
Dun Laoghaire Rathdown County Council,
Dun Laoghaire,
Co. Dublin

05/06/2024

Re: Part V of the Planning and Development Act 2000. (as amended)
Site at Glenamuck/Enniskerry Roads, Kiltarnan, Dublin 18

On behalf of Liscove Limited, the applicant for a new 487-unit residential development and commercial Neighbourhood Centre with Childcare facilities at lands located off the Glenamuck/Enniskerry Roads, Kiltarnan, Dublin 18, we have detailed below a proposal for the Part V allocation on the site. In accordance with Section 96 (3) paragraph (b)(iva) of the Planning and Development Act 2000, we propose to provide 50 no residential units within the proposed development as identified on the attached plan.

It is also confirmed that 97% of the Lands were purchased by Liscove Limited on the 22nd December 2020 and therefore a 10% Part V provision is applicable. 3% of the lands were acquired post August 2021 and therefore are a 20% provision is applicable.

Part V Calculation set out below:

	Ha
Total Land Area	14.2
Land Area Acquired post August 2021	0.4
% Land Area post August 2021	3%

% Lands	Units	Part V Rate	Total Requirement
97%	472	10%	47
3%	14	20%	3
100%	487		50

Proposed Part V Allocation

It is proposed that 50 no. units will be provided on completion. The table below outlines a list of the proposed unit types:

Unit Type	No	Avg Size Sq.M
1 bed Duplex	8	49
2 bed Duplex	21	85
3 bed Duplex	19	120
2 bed House	2	88
Total	50	4,632

Furthermore 10% of the proposed Part V units will be suitable for wheelchair use and these proposed units are identified in the attached cost plan.

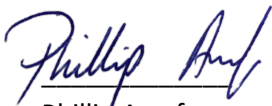
As we understand that it is estimated costs that are to be submitted together with the methodology of calculation, as such we summarise the Avg cost per unit type below and append to this letter the methodology/cost calculation for the units.

Unit Type	No	Total Cost	Total Cost Inc VAT	Avg Cost Per Unit
1 bed Duplex	8	1,210,126	1,373,492	171,687
2 bed Duplex	21	5,475,287	6,214,450	295,926
3 bed Duplex	19	7,037,454	7,987,511	420,395
2 bed House	2	542,077	615,258	307,629
Total	50	14,264,944	16,190,711	323,814

Please note, all figures are estimates only and any eventual Part V agreement will be subject to a grant of planning permission, agreement on costs/rent/land values etc and approval from the Department of Housing Planning and Local Government.

I trust that this is the information you require. Please do not hesitate to contact me with any questions you may have.

Yours Sincerely,



Phillip Assaf

For and on behalf of Liscove Limited

Cost Analysis

Lands at Kiltarnan Village, Glenamuck/Enniskerry Road, Dublin 18

Liscove Limited

Scheme Details

Total Site Area Sq.m	14,200
Total Site Area HA	14.20

Scheme Details	Total
Total Scheme Net Floor Area Excl Commercial/Creche & Community - (RESIDENTIAL ONLY)	51,306
Total Scheme Gross Floor Area Excl Commercial/Creche & Community - (RESIDENTIAL ONLY)	52,741

1 bed House	0	1 bed Duplex	18	1 bed Apts	35
2 bed House	38	2 bed Duplex	96	2 bed Apts	16
3 bed House	110	3 bed Duplex	87	3 bed Apts	39
4 bed House	48	4 bed Duplex	0	4 bed Apts	0
5 bed House	0	5 bed Duplex	0	5 bed Apts	0
	196		201		90

Total Residential Units In Development	487
Total Part V requirement 10%	50
PART V Units proposed	50

Total Scheme Costs

1. Construction Costs	QTY	No	Rate	Total	Cost/M2	Avg/Unit
Residential Construction Costs	52,741	487	2,408	126,986,138	2,408	260,752
Contractors Profit	52,741	487	7.5%	9,523,960	181	19,556
1. Total Construction Costs	52,741	487		136,510,098	2,588	280,308

Note - Above costs excludes commercial/Creche & Community

2. Development/Attributable Costs	QTY	No	Rate	Total	Cost/M2	Avg/Unit
Professional Fees	52,741	487	4.5%	6,142,954	116	12,614
Planning Application Fees	52,741	487	65	31,655	1	65
Fire Cert Application Fees	52,741	487	2.9	82,228	2	169
DAC Cert Fees	52,741	487	800	16,000	0	33
Legal Fees	52,741	487	1,350	657,450	12	1,350
Homebond	52,741	487	1,400	681,800	13	1,400
Site Surveys & Investigations	52,741	487	Item	35,000	1	72
Utility Connection Costs						
Irish Water	52,741	487	6,100	2,970,700	56	6,100
Electrical	52,741	487	1,200	584,400	11	1,200
GAS	52,741	487	0	0	0	0
Telecom	52,741	487	50	24,350	0	50
Section 48 Contributions	52,741	487	0	0	0	0
Section 49 Contributions	52,741	487	0	0	0	0
2. Total Development/Attributable Costs	52,741	487		11,226,538	213	23,052

3. Total Finance Costs	52,741	487	10.0%	13,651,010	259	28,031
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4. Total Land Cost	52,741	487	item	1,052,667	20	2,162
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Total (1 to 4)	52,741	487		162,440,313	3,080	333,553
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5. VAT	52,741	487	13.5%	21,929,442	416	45,030
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Total Costs (incl VAT) - 1 to 5	52,741	487		184,369,755	3,496	378,583
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Costs and Land values subject to agreement with Local Authority

Proposed Part V units

Unit	Phase	Plan Ref	Bed	Type	Residential Sq. M	Site Cost / Sq. M	Construction Cost / Sq. M	Attributable Costs / Sq. M	All in Cost/Sq.M	Net Unit Cost per unit	VAT	Unit Cost inclusive of VAT
1	Phase 1	Semi D	2 bed	House	88.00	20	2,588	472	3,080	271,039	36,590	307,629
1	Phase 1	Semi D	2 bed	House	88.00	20	2,588	472	3,080	271,039	36,590	307,629
1	Phase 1	Block B	1 bed	Duplex	53.90	20	2,588	472	3,080	166,011	22,411	188,423
1	Phase 1	Block B	1 bed	Duplex	53.90	20	2,588	472	3,080	166,011	22,411	188,423
1	Phase 1	Block B	1 bed	Duplex	53.90	20	2,588	472	3,080	166,011	22,411	188,423
1	Phase 1	Block B	3 Bed	Duplex	95.50	20	2,588	472	3,080	294,138	39,709	333,847
1	Phase 1	Block B	3 Bed	Duplex	118.70	20	2,588	472	3,080	365,594	49,355	414,949
1	Phase 1	Block B	3 Bed	Duplex	118.70	20	2,588	472	3,080	365,594	49,355	414,949
1	Phase 1	Block B	3 Bed	Duplex	118.70	20	2,588	472	3,080	365,594	49,355	414,949
1	Phase 1	Block B	2 bed	Duplex	87.20	20	2,588	472	3,080	268,575	36,258	304,832
1	Phase 2	Block M	2 bed	Duplex	84.50	20	2,588	472	3,080	260,259	35,135	295,394
1	Phase 2	Block M	2 bed	Duplex	84.50	20	2,588	472	3,080	260,259	35,135	295,394
1	Phase 2	Block M	2 bed	Duplex	84.50	20	2,588	472	3,080	260,259	35,135	295,394
1	Phase 2	Block M	3 Bed	Duplex	118.60	20	2,588	472	3,080	365,286	49,314	414,600
1	Phase 2	Block M	3 Bed	Duplex	118.60	20	2,588	472	3,080	365,286	49,314	414,600
1	Phase 2	Block M	3 Bed	Duplex	118.60	20	2,588	472	3,080	365,286	49,314	414,600
1	Phase 2	Block M	3 Bed	Duplex	118.60	20	2,588	472	3,080	365,286	49,314	414,600
1	Phase 3	Block J	2 bed	Duplex	85.10	20	2,588	472	3,080	262,107	35,384	297,491
1	Phase 3	Block J	2 bed	Duplex	87.00	20	2,588	472	3,080	267,959	36,174	304,133
1	Phase 3	Block J	2 bed	Duplex	87.00	20	2,588	472	3,080	267,959	36,174	304,133
1	Phase 3	Block J	2 bed	Duplex	87.00	20	2,588	472	3,080	267,959	36,174	304,133
1	Phase 3	Block J	2 bed	Duplex	87.00	20	2,588	472	3,080	267,959	36,174	304,133
1	Phase 3	Block J	3 Bed	Duplex	117.70	20	2,588	472	3,080	362,514	48,939	411,453
1	Phase 3	Block J	3 Bed	Duplex	119.60	20	2,588	472	3,080	368,366	49,729	418,095
1	Phase 3	Block J	3 Bed	Duplex	119.60	20	2,588	472	3,080	368,366	49,729	418,095
1	Phase 3	Block J	3 Bed	Duplex	119.60	20	2,588	472	3,080	368,366	49,729	418,095
1	Phase 3	Block J	3 Bed	Duplex	119.60	20	2,588	472	3,080	368,366	49,729	418,095
1	Phase 3	Block J	3 Bed	Duplex	119.60	20	2,588	472	3,080	368,366	49,729	418,095
1	Phase 4	Block R	2 bed	Duplex	75.10	20	2,588	472	3,080	231,307	31,226	262,533
1	Phase 4	Block R	2 bed	Duplex	76.70	20	2,588	472	3,080	236,235	31,892	268,126
1	Phase 4	Block R	2 bed	Duplex	76.70	20	2,588	472	3,080	236,235	31,892	268,126
1	Phase 4	Block R	2 bed	Duplex	76.70	20	2,588	472	3,080	236,235	31,892	268,126
1	Phase 4	Block R	2 bed	Duplex	76.70	20	2,588	472	3,080	236,235	31,892	268,126
1	Phase 4	Block R	2 bed	Duplex	75.10	20	2,588	472	3,080	231,307	31,226	262,533
1	Phase 4	Block R	3 Bed	Duplex	126.00	20	2,588	472	3,080	388,078	52,391	440,468
1	Phase 4	Block R	3 Bed	Duplex	127.70	20	2,588	472	3,080	393,314	53,097	446,411
1	Phase 4	Block R	3 Bed	Duplex	127.70	20	2,588	472	3,080	393,314	53,097	446,411
1	Phase 4	Block R	3 Bed	Duplex	127.70	20	2,588	472	3,080	393,314	53,097	446,411
1	Phase 4	Block R	3 Bed	Duplex	127.70	20	2,588	472	3,080	393,314	53,097	446,411
1	Phase 4	Block R	3 Bed	Duplex	127.70	20	2,588	472	3,080	393,314	53,097	446,411
1	Phase 4	Block R	3 Bed	Duplex	126.00	20	2,588	472	3,080	388,078	52,391	440,468
1	Phase 5	Block U	1 bed	Duplex	46.20	20	2,588	472	3,080	142,295	19,210	161,505
1	Phase 5	Block U	1 bed	Duplex	46.20	20	2,588	472	3,080	142,295	19,210	161,505
1	Phase 5	Block U	1 bed	Duplex	46.20	20	2,588	472	3,080	142,295	19,210	161,505
1	Phase 5	Block U	1 bed	Duplex	46.20	20	2,588	472	3,080	142,295	19,210	161,505
1	Phase 5	Block U	1 bed	Duplex	46.40	20	2,588	472	3,080	142,911	19,293	162,204
1	Phase 5	Block U	2 bed	Duplex	92.40	20	2,588	472	3,080	284,590	38,420	323,010
1	Phase 5	Block U	2 bed	Duplex	92.40	20	2,588	472	3,080	284,590	38,420	323,010
1	Phase 5	Block U	2 bed	Duplex	92.40	20	2,588	472	3,080	284,590	38,420	323,010
1	Phase 5	Block U	2 bed	Duplex	92.40	20	2,588	472	3,080	284,590	38,420	323,010
1	Phase 5	Block U	2 bed	Duplex	92.80	20	2,588	472	3,080	285,822	38,586	324,409
										14,264,944	1,925,767	16,190,711

No	Bed		Total Sq.M		Total Net	Total VAT	Total Gross
8	1 bed	Duplex	393		1,210,126	163,367	1,373,492
21	2 bed	Duplex	1,778		5,475,287	739,164	6,214,450
19	3 bed	Duplex	2,285		7,037,454	950,056	7,987,511
2	2 bed	House	176		542,077	73,180	615,258
50	Total		4,632		14,264,944	1,925,767	16,190,711
AVG PER UNIT			0		285,299	38,515	323,814

AVG 1 bed Unit	Duplex	171,687
AVG 2 bed Unit	Duplex	295,926
AVG 3 bed Unit	Duplex	420,395
AVG 2 bed Unit	House	307,629

KILTERNAN VILLAGE PROPOSED SCHEDULE

Phase	NO	Type 1	Type 2	Bed	Net Sq.M	Net Sq.Ft
Phase 1	1	Duplex	Block C	2 bed	78	840
Phase 1	1	Duplex	Block C	2 bed	108	1,163
Phase 1	1	Duplex	Block C	2 bed	108	1,163
Phase 1	1	Duplex	Block C	3 bed	113	1,216
Phase 1	1	Duplex	Block C	3 bed	110	1,184
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	4 bed	174	1,873
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	114	1,227
Phase 1	1	House	Mid Terrace	3 Bed	114	1,227
Phase 1	1	House	End Terrace	3 Bed	114	1,227
Phase 1	1	House	End Terrace	2 bed	88	947
Phase 1	1	House	Mid Terrace	2 bed	88	947
Phase 1	1	House	End Terrace	2 bed	88	947
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	End Terrace	4 bed	174	1,873
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	Semi D	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Mid Terrace	3 Bed	115	1,238
Phase 1	1	House	End Terrace	3 Bed	115	1,238
Phase 1	1	House	Semi D	2 bed	88	947
Phase 1	1	House	Semi D	2 bed	88	947
Phase 1	1	Duplex	Block B	1 bed	53.9	580
Phase 1	1	Duplex	Block B	1 bed	53.9	580
Phase 1	1	Duplex	Block B	1 bed	53.9	580
Phase 1	1	Duplex	Block B	3 Bed	95.5	1,028
Phase 1	1	Duplex	Block B	3 Bed	118.7	1,278
Phase 1	1	Duplex	Block B	3 Bed	118.7	1,278
Phase 1	1	Duplex	Block B	2 bed	87.2	939
Phase 1	1	Duplex	Block A	2 bed	80	861
Phase 1	1	Duplex	Block A	2 bed	80	861
Phase 1	1	Duplex	Block A	2 bed	97	1,048
Phase 1	1	Duplex	Block A	2 bed	97	1,048
Phase 1	1	Duplex	Block A	2 bed	97	1,048
Phase 1	1	Duplex	Block A	2 bed	97	1,048
Phase 1	1	Duplex	Block A	2 bed	97	1,048
Phase 1	1	Duplex	Block A	3 bed	124	1,335
Phase 1	1	Duplex	Block A	3 bed	116	1,249
Phase 1	1	Duplex	Block A	3 Bed	129	1,393
Phase 1	1	Duplex	Block A	3 Bed	129	1,393
Phase 1	1	Comm	Block A	N/A	310	3,332
Phase 1	1	Comm	Block A	N/A	160	1,722
Phase 1	1	Comm	Block A	N/A	147	1,582
Phase 1	1	House	End Terrace	4 bed	156	1,679
Phase 1	1	House	Mid Terrace	4 bed	156	1,679
Phase 1	1	House	Mid Terrace	4 bed	156	1,679
Phase 1	1	House	End Terrace	4 bed	156	1,679
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357
Phase 1	1	House	Semi D	4 bed	219	2,357

[illegible][illegible]

Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	1 bed	49	530
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	2 bed	81	867
Phase 5	1	Apartment	Apt Block	3 Bed	102	1,095
TOTAL	504				56,234	605,292

COMMERCIAL	17
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RESIDENTIAL	487
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PV PROVISION	50
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4,928	53,039
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51,306	552,253
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4,632	49,853
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59	636
122	1,314
97	1,040
59	636
59	636
97	1,040
122	1,314
97	1,040
59	636
59	636
97	1,040
122	1,314
97	1,040
122	1,314
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59	636
97	1,040
122	1,314
97	1,040
122	1,314
97	1,040
59	636
59	636
97	1,040
122	1,314
97	1,040
122	1,314
58,646	631,256

5,905	63,561
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52,741	567,695
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4,632	49,853
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50	4,632	49,853