

Margaret Commane MIPI  
Associate  
Hughes Planning & Development Consultants  
No. 70 Pearse Street  
Dublin 2.

30 October 2020

Dear Ms. Commane,

It is noted that Absolute Limousines and Boherhill Property Development Ltd., intend to lodge an SHD planning application to develop a site located west of Old Belgard Road and east of the intersection of First Avenue and Cookstown Road, Cookstown Industrial Estate, Dublin 24.

In respect of lodging the proposed Planning application, I can confirm that Hughes Planning and Development, acting as agents for the applicant, has engaged with the Housing Department, South Dublin County Council regarding a proposal to satisfy Part V.

South Dublin County Council's preference in respect of Part V 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. In the case where the scheme is confirmed as build to rent, the Council will work with the applicant to agree a Part V value against the lease rentals on identified Part V units. These negotiations will commence following a grant of planning permission.

Should you have any queries regarding this letter, please do not hesitate to contact me.

Yours sincerely,



Rachel Jackson  
Administrative Officer

**MINIMUM DOCUMENTS/INFORMATION REQUIREMENTS BY  
SOUTH DUBLIN COUNTY COUNCIL - HOUSING & RESIDENTIAL DEPARTMENT  
FOR PART V SUBMISSIONS FROM ALL DEVELOPERS**

Nominated Negotiator for Part V: Hardy Partnership

Company Details: 260 Merrion Road, Ballsbridge, Dublin 4

Phone: 01-2613300 Email: declanhardy@hardy.ie

Site Name: Lands west of Old Belgard Road and east of the intersection of First Avenue and Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24

Planning Ref: SHD1SPP012/19

Site Address (as appears on PP): Planning Permission not yet granted but will be applied for using the above address

Design Information	Please tick/specify amount
Site plan (minimum size A1)	✓
Number and types of residential units in the development	Build to Rent Residential Development, comprising 1104 no. units
Number of retail/crèche or other non residential units in the development, if any	A creche and commercial units/retail units/offices
Gross Internal Floor Area of all floors in the development including basement level (if appropriate)	✓
Schedule of Net Internal Floor Areas of <u>all</u> residential units	✓
Net Internal Floor Area of <u>all</u> non residential units, if any	✓
Copy of all floor plans including basement (if appropriate) and roof level of the scheme; (minimum size A1) – <b>PDF version and 1 hard copy</b>	✓
Copy of floor plans, (1:100 minimum scale); showing residential units <u>offered</u> through Part V in the scheme, clearly outlined. This is a requirement for floor area check and confirmation. If designated units are not known at this stage please supply floor plans of each differing unit type – <b>PDF version and 1 hard copy</b>	✓
Elevational treatments (A3 colour preferable) – <b>PDF version and 1 hard copy</b>	✓
Soft/hard landscaping plans (A3 colour preferable) – <b>PDF version and 1 hard copy</b>	✓
<b>Please provide an outline Architectural or building specification for the works. Please note that if internal finishes/fixtures and fittings, are deemed to be above what may be termed as ‘developer standard’, full details of what is proposed must be provided in order for South Dublin County Council to make an accurate assessment of costs as presented.</b>	✓
Cost Information	
Breakdown of costs as appropriate for the entire scheme on Form Building Costs (PartVCostData Rev1) or similar layout. Please note that if the development is a mix of houses and apartments, costs must be shown separately	✓

for analysis of the construction elements. Please note it is <b>not</b> sufficient to submit compensation costs only for the Part V element of the scheme Please note if the following costs form part of the development and subsequent Part 5 compensation costs sought; these costs are to be shown separately for analysis. <ul style="list-style-type: none"> <li>i. Basement car-parking</li> <li>ii. Demolition of existing buildings</li> <li>iii. Soil contamination/remediation</li> </ul>	
Projected management fee charges per annum	✓
Confirmation of Development Value of site	✓
Confirmation of Existing Use Value of site (EUV)	✓
<b>Additional Information</b>	
Date of commencement of construction works on site	TBC
Construction Programme/Period of Construction anticipated/actualised	TBC
Name/Contact No./Email of Valuer: HWP Estate Agents/(01) 466 4993/info@hwp.ie	
Name/Contact No./Email of QS: Declan Hardy/(01) 2613300/declanhardy@hardy.ie	
Name/Contact No./Email of Architect: Sean O'Dwyer of C+W O'Brien Architects/(01) 5180170/sodwyer@cwoarchitects.ie	

**Signed:**  **Print Name:** Declan Hardy

**\*Note: If this document is not completed in full it will be returned with accompanying documentation**

**PART V COMPENSATION COST CLAIM**

Absolute Limousines Ltd and Boherkill Property Development Ltd

**DEVELOPER/CONTRACTOR** \_\_\_\_\_

**SCHEME** COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) -

<b>MAIN COST SUMMARY</b>				<b>Total Cost €</b>
<b>BUILDING COSTS</b>		<b>Page</b>		
Substructures - Basement Car-Parking		2		2,610,000.00
Substructures Generally		3		10,664,812.50
Superstructures		4 & 5		148,349,252.68
External Works		6		1,057,920.94
Site Development Works		7		7,611,325.31
Abnormal Works		8		650,000.00
Indirect Project Costs		9		22,620,176.47
Total:			<b>1</b>	193,563,487.90
<b>DEVELOPMENT ON COSTS</b>				
Professional Fees				23,401,303.17
Finance Costs				15,187,535.37
Total:			<b>2</b>	38,588,838.54
<b>DEVELOPERS' PROFIT</b>				
On Building Costs	0.1 %	232,152,326.44	<b>3</b>	23,215,232.64
<b>LAND COSTS</b>				
Existing Land Use Value			<b>4</b>	20,000,000.00
<b>SUB-TOTAL:</b>			<b>1 - 4 above</b>	275,367,559.08
add:				
Value Added Tax				31,045,344.53
<b>TOTAL COSTS:</b>				<b>306,412,903.61</b>

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**BASEMENT STRUCTURES**

**Total Cost**

Ground level carparking and associated works  
 338 carpark spaces  
 10 disabled spaces  
 Total 348 spaces

2,610,000.00

forward to main cost summary

2,610,000.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**(19) SUBSTRUCTURE**

**Total Cost**

Excavation	840,937.50
Disposal	1,789,687.50
concrete works	4,118,437.50
reinforcement bar	1,789,687.50
formwork	1,487,812.50
design joints	271,687.50
insulation	366,562.50

forward to main cost summary

10,664,812.50

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**(20-60) SUPERSTRUCTURE**

**Total Cost**

**(20) Building Superstructures**

(21) External Walls	3,967,852.04
(22) Internal Walls/Partitions	12,943,783.31
(23) Floors/Galleries	16,496,886.56
(24) Stairs/Ramps	2,821,297.88
(27) Roof	3,243,586.50
(28) Frames	9,299,699.25

**(30) Building Structure Completion**

(31) External Walls Completions	13,595,337.38
(32) Internal Walls/Partitions Completions	7,151,052.19
(33) Floors/Galleries Completion	2,697,089.25
(34) Stairs/Ramps Completions	1,779,182.25
(35) Suspended Ceilings	7,154,096.81
(37) Roofs Completions	410,744.06

**(40) Building Finishes**

(41) Wall Finishes Externally	2,219,048.63
(42) Wall Finishes Internally	7,760,913.00
(43) Floor Finishes	8,646,023.44
(44) Stairs/Ramps Finishes	542,025.19
(45) Ceiling Finishes	included above
(47) Roof Finishes	2,667,371.81

**(50) Building Services (Piped & Ducted)**

(51) Heating Centre	21,659,531.25
(52) Drainage and Refuse Disposal	Included above
(53) Water Distribution	Included above
(54) Gases Distribution	Included above
(55) Space Cooling	Included above
(56) Space Heating	Included above
(57) Ventilation and Air Conditioning	

**(60) Building Services (Mainly Electrical)**

(61) Electrical Supply and Main Distribution	16,398,906.56
(62) Power	Included above
(63) Lighting	Included above
(64) Communication Services	Included above
(65) Security and Protection	Included above
(66) Transport Services	Included above

b/f

141,454,427.35

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**SUPERSTRUCTURE**

**Total Cost**

c/f

141,582,556.36

**(70) Building Fittings and Furniture**

(71) Display, Circulation Fittings	639,172.88
(72) Work, Rest, Play Fittings	539,062.50
(73) Culinary Fittings	0.00
(74) Sanitary Fittings	3,777,210.94
(75) Cleaning Maintenance Fittings	862,500.00
(76) Storage, Screening Fittings	948,750.00

forward to main cost summary

148,349,252.68



**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**(10-80) EXTERNAL WORKS**

**Total Cost**

(10) Prepared Site	102,007.88
(20) Site Structures	53,910.56
(30) Site Enclosures	151,860.38
(40) Roads, Paths, Pavings	367,524.19
(50) Site Services (Piped & Ducted)	192,027.00
(60) Site Services (Mainly Electrical)	166,350.38
(70) Site Fittings	24,240.56
(80) Landscape, Play Areas	0.00

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1,057,920.94

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**(10-80) SITE DEVELOPMENT WORKS**

**Total Cost**

(10) Prepared Site	384,351.56
(20) Site Structures	237,191.81
(30) Site Enclosures	598,553.44
(40) Roads, Paths, Pavings	2,094,995.25
(50) Site Services (Piped & Ducted)	2,352,089.25
(60) Site Services (Mainly Electrical)	1,718,708.06
(70) Site Fittings	158,932.88
(80) Landscape, Play Areas	66,503.06

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7,611,325.31

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**ABNORMAL WORKS**

**Total Cost**

Pedestrian crossing to park & miscellaneous  
 Loading bays

500,000.00  
 150,000.00

forward to main cost summary

650,000.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**INDIRECT PROJECT COSTS**

Total Cost

Preliminaries

21,885,176.47

Insurances

735,000.00

forward to main cost summary

22,620,176.47

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**PROFESSIONAL FEES**

Total Cost

Design Team Fees (specify)

21,745,303.17

Legal Fees

1,656,000.00

Other Fees (specify)

Archeologist

Incl above

Assigned certifier

Incl above

Fire consultant

Incl above

Acoustic consultant

Incl above

forward to main cost summary

23,401,303.17

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**FINANCE COSTS**

**Total Cost**

Bank charges

15,187,535.37

forward to main cost summary

15,187,535.37

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

Existing Land Use Value	Total Cost
Development Value	
Existing Land Use Value	20,000,000.00
Equivalent Monetary Value	
forward to main cost summary	20,000,000.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 3 (1104 Units) - Sept. '20

**SCHEME**

**Value Added Tax Calculation**

**Total Cost**

VAT on building works at 13..5%

26,131,070.87

VAT on professional fess @ 23% (21% new rate)

4,914,273.67

forward to main cost summary

31,045,344.53