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**Kildare County Council  
Devoy Park  
Naas  
Co. Kildare**

**7<sup>TH</sup> March 2022**

**Subject to Contract/Contract Denied**

**Re: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY GLENVEAGH HOMES FOR PLANNING PERMISSION FOR SHACKLETON ROAD, CELBRIDGE**

Dear Sir/Madam,

I write to confirm the applicant's proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the above development.

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 planning application and will ultimately be subject to possible amendment and formal agreement with Kildare County Council on 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.

We note under the recent 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 20% of future permitted units on site under order to comply with Part V on Phase 1

**Estimated Cost to the Local Authority**

The overall estimated cost to the Local Authority at this time is €8,439,406

**Glenveagh Homes Limited**

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**Directors:** Stephen Garvey, Michael Rice, Wesley Rothwell, Ronan McKenna  
Registered in Ireland No. 368093



## **Identification of Units**

### **Phase 1**

In the context of this planning application it is therefore proposed to provide 30 no. dwellings on the site in total to comply with Part V of the Act. It is proposed to provide;

<b>Unit</b>	<b>Type</b>	<b>Description</b>	<b>Cost Per unit</b>
8	Type A1 -	2 Bed Apartment	€ 285,600.89
1	Type B1 -	2 Bed Apartment	€ 311,431.09
1	Type C1 -	2 Bed Apartment	€ 311,431.09
3	Type T1 -	1 Bed Apartment	€ 224,845.68
3	Type T2 -	1 Bed Apartment	€ 205,136.85
3	Type T3 -	1 Bed Apartment	€ 250,338.24
7	Type D4 -	3 Bed House	€ 316,248.31
4	Type D5 -	3 Bed House	€ 319,259.22

The above is obviously subject to change depending upon the nature of any final grant of permission, including conditions.

### **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 the costs per unit is noted on the attached sheet.

Finally, I would wish to highlight that the this 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 and unit types will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours Faithfully,

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Ronan McKenna  
Director Glenveagh Homes

Subject to Contract / Contract Denied														
Part V Units - Planning Stage														
Development		Cellbridge - Shackleton Road												
Part V Units		30												
Unit Type	Type A1 - 2 Bed Apartment	Type B1 - 2 Bed Apartment	Type C1 - 2 Bed Apartment	Type T1 - 1 Bed Apartment	Type T2 - 1 Bed Apartment	Type T3 - 1 Bed Apartment	Type D4 - 3 Bed House	Type D5 - 3 Bed House						
Size (Sq. M)	84	96	96	65	58	73	101	102						
Costs Per Square Meter														
Construction Costs	€ 2,188.23	€ 2,075.24	€ 2,075.24	€ 2,202.07	€ 2,247.25	€ 2,194.37	€ 1,987.84	€ 1,987.84						
Attribtable Costs	€ 399.18	€ 399.18	€ 399.18	€ 399.18	€ 399.18	€ 399.18	€ 399.18	€ 399.18						
Abnormals	€ 72.47	€ 72.47	€ 72.47	€ 72.47	€ 72.47	€ 72.47	€ 72.47	€ 72.47						
Site Cost	€ 8.22	€ 8.22	€ 8.22	€ 8.22	€ 8.22	€ 8.22	€ 8.22	€ 8.22	€ 2,668.10	€ 2,555.11	€ 2,681.94	€ 2,727.12	€ 2,674.24	€ 2,467.71
Builders Profit (7.5%)	€ 224,120.19	€ 245,290.32	€ 245,290.32	€ 174,325.93	€ 158,172.81	€ 195,219.33	€ 249,238.45	€ 251,706.16						
Development Contributions - Over / Shortfall	€ 16,809.01	€ 18,396.77	€ 18,396.77	€ 13,074.45	€ 11,862.96	€ 14,641.45	€ 18,692.88	€ 18,877.96						
Gross Payable Per Unit Type	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54	-€ 10,701.54						
Vat (13.5%)	€ 251,630.74	€ 274,388.63	€ 274,388.63	€ 198,101.92	€ 180,737.31	€ 220,562.32	€ 278,632.88	€ 281,285.66						
	€ 33,970.15	€ 37,042.46	€ 37,042.46	€ 26,743.76	€ 24,399.54	€ 29,775.91	€ 37,615.44	€ 37,973.56						
<b>Total per unit</b>	<b>€ 285,600.89</b>	<b>€ 311,431.09</b>	<b>€ 311,431.09</b>	<b>€ 224,845.68</b>	<b>€ 205,136.85</b>	<b>€ 250,338.24</b>	<b>€ 316,248.31</b>	<b>€ 319,259.22</b>						
Number of Units	8	1	1	3	3	3	7	4						
<b>Total Payable to the Developer</b>	<b>€ 2,284,807.10</b>	<b>€ 311,431.09</b>	<b>€ 311,431.09</b>	<b>€ 674,537.03</b>	<b>€ 615,410.55</b>	<b>€ 751,014.71</b>	<b>€ 2,213,738.19</b>	<b>€ 1,277,036.90</b>	<b>€ 8,439,406.66</b>					