

Dublin City Council  
Planning Department  
Civic Offices  
Wood Quay  
Dublin 8

14<sup>th</sup> February 2025

**Subject to Agreement/Without Prejudice**

**RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. LARGE-SCALE RESIDENTIAL DEVELOPMENT APPLICATION COMPRISING AMENDMENTS TO DEVELOPMENT PERMITTED UNDER ABP-310567-21 (AS AMENDED BY DCC REG. REF. LRD6042/23) BY RUIRSIDE DEVELOPMENTS LTD AT 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 Pleanála 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 24no. 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 € 9,545,041 on the basis of the Council acquiring 24no. units.

### Identification of Units

In the context of this development as shown in this planning application it is therefore proposed to provide up to 24no. 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

#### **Methodology of Calculation of Costs**

8	Type 1B	1 bed	288,173	each or a total of	2,305,380
16	Type 2B4p	2 bed	453,814	each or a total of	7,261,022

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 1 Bed</b>	<b>Type 2 Bed 4p</b>
Size (sq.ft)	514	818
Construction Cost	200,550	319,200
Development Costs	46,127	73,416
Land Cost	7,220	7,220
VAT @ 13.5%	34,276	53,978
<b>Total Estimated Cost</b>	<b>288,173</b>	<b>453,814</b>

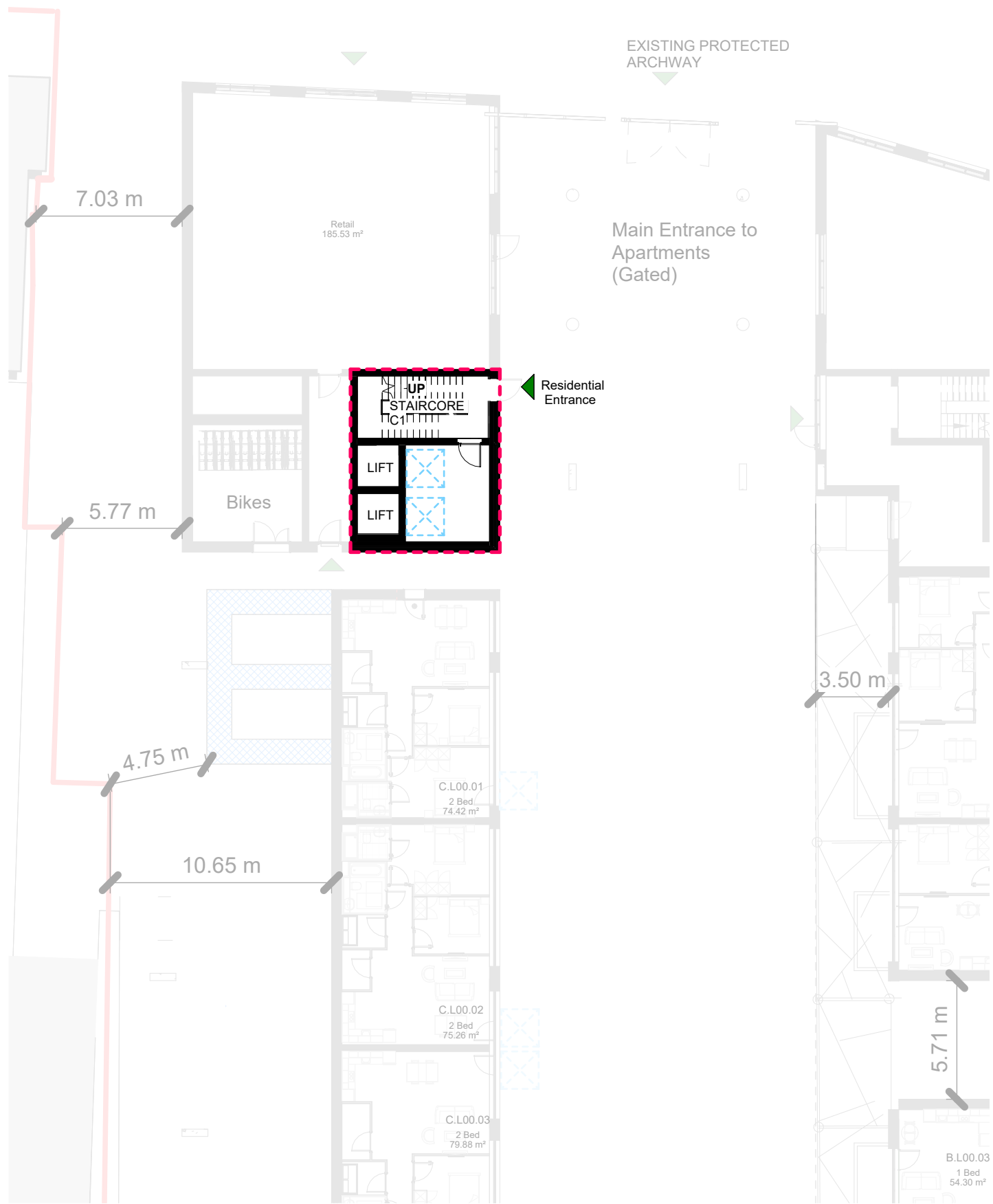
Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements 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.

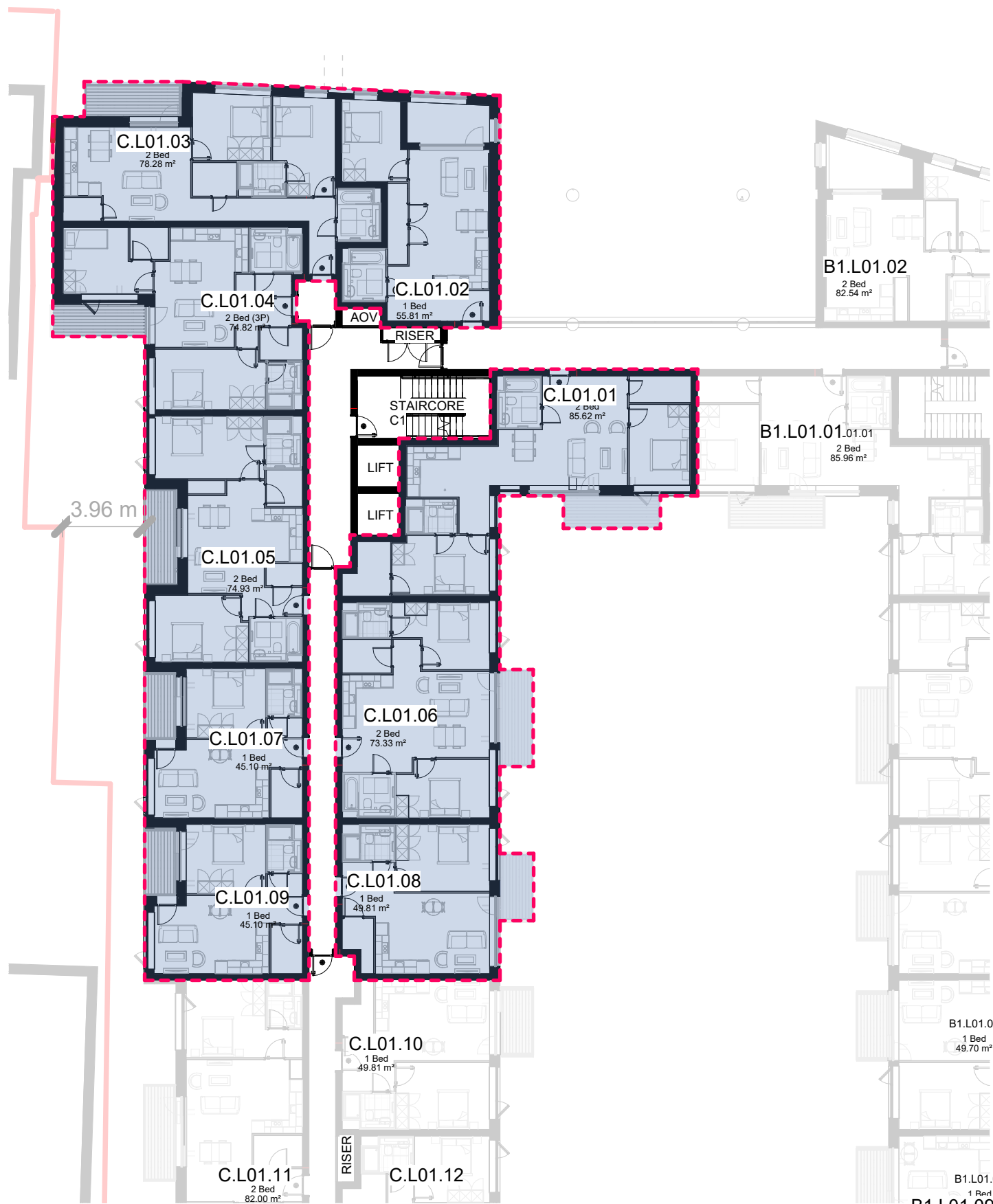
Yours faithfully,



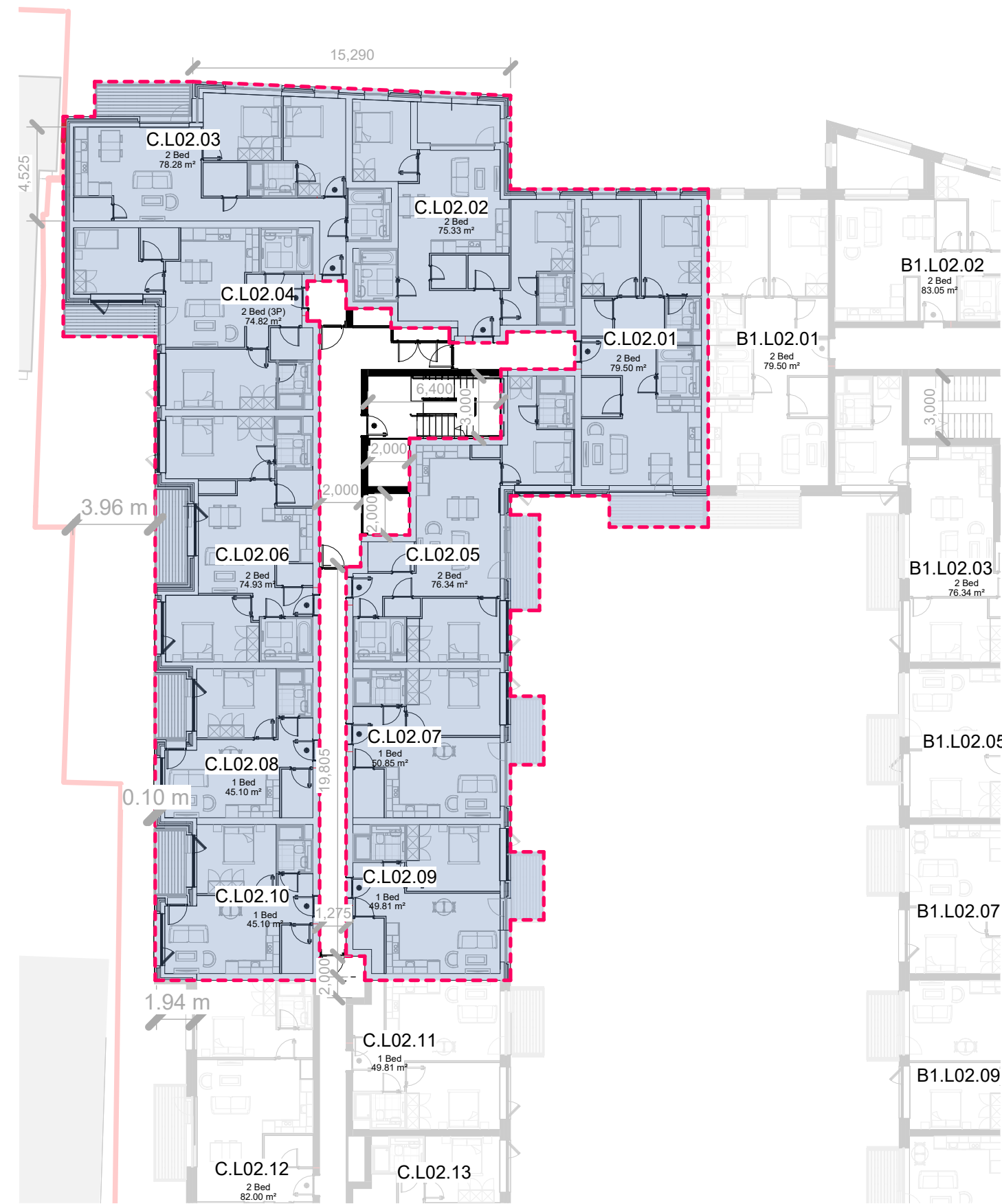
Niamh Robinson  
Executive Planner  
**STEPHEN LITTLE & ASSOCIATES**



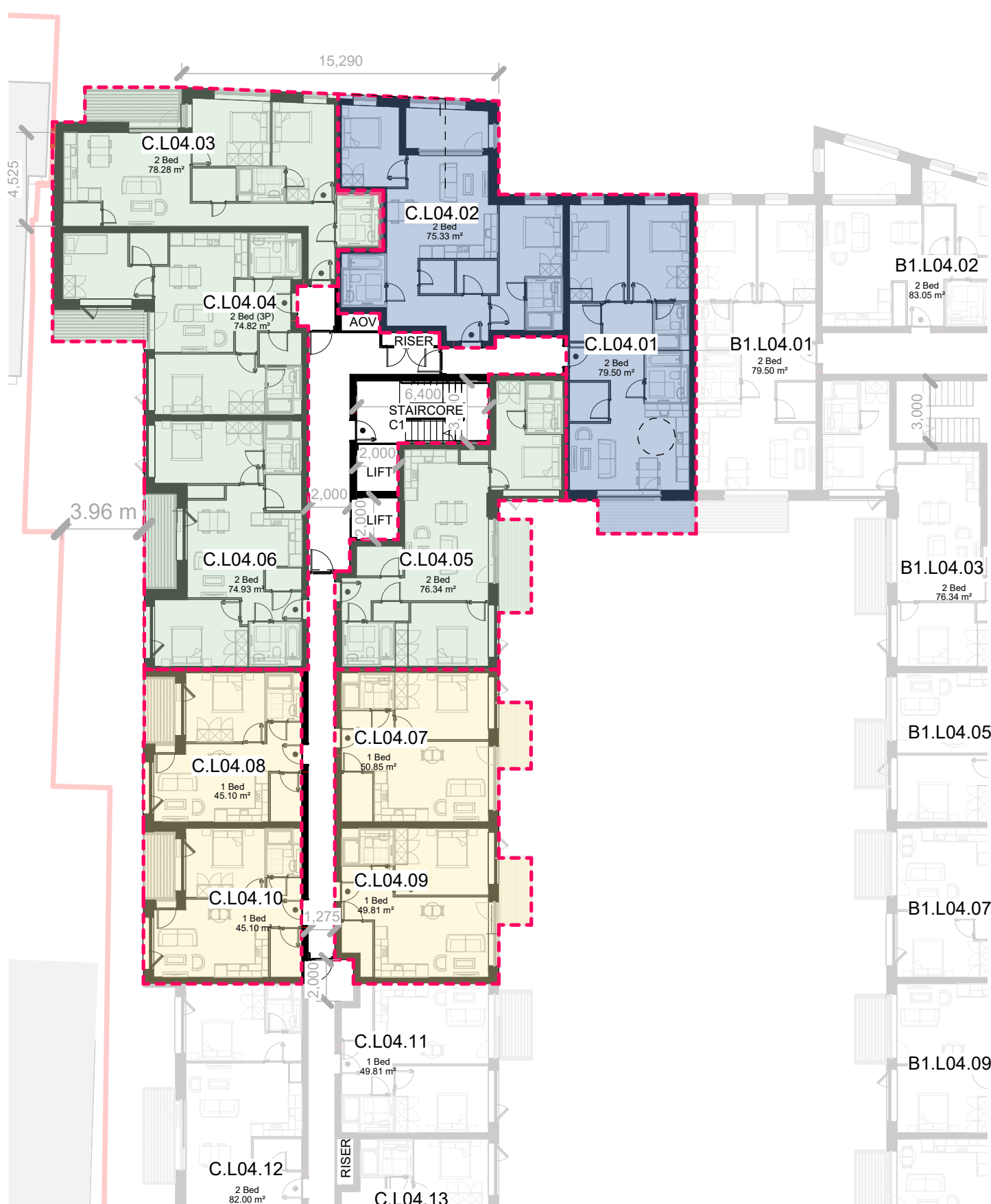
L00- Proposed Ground Floor Plan Part V  
1 : 250



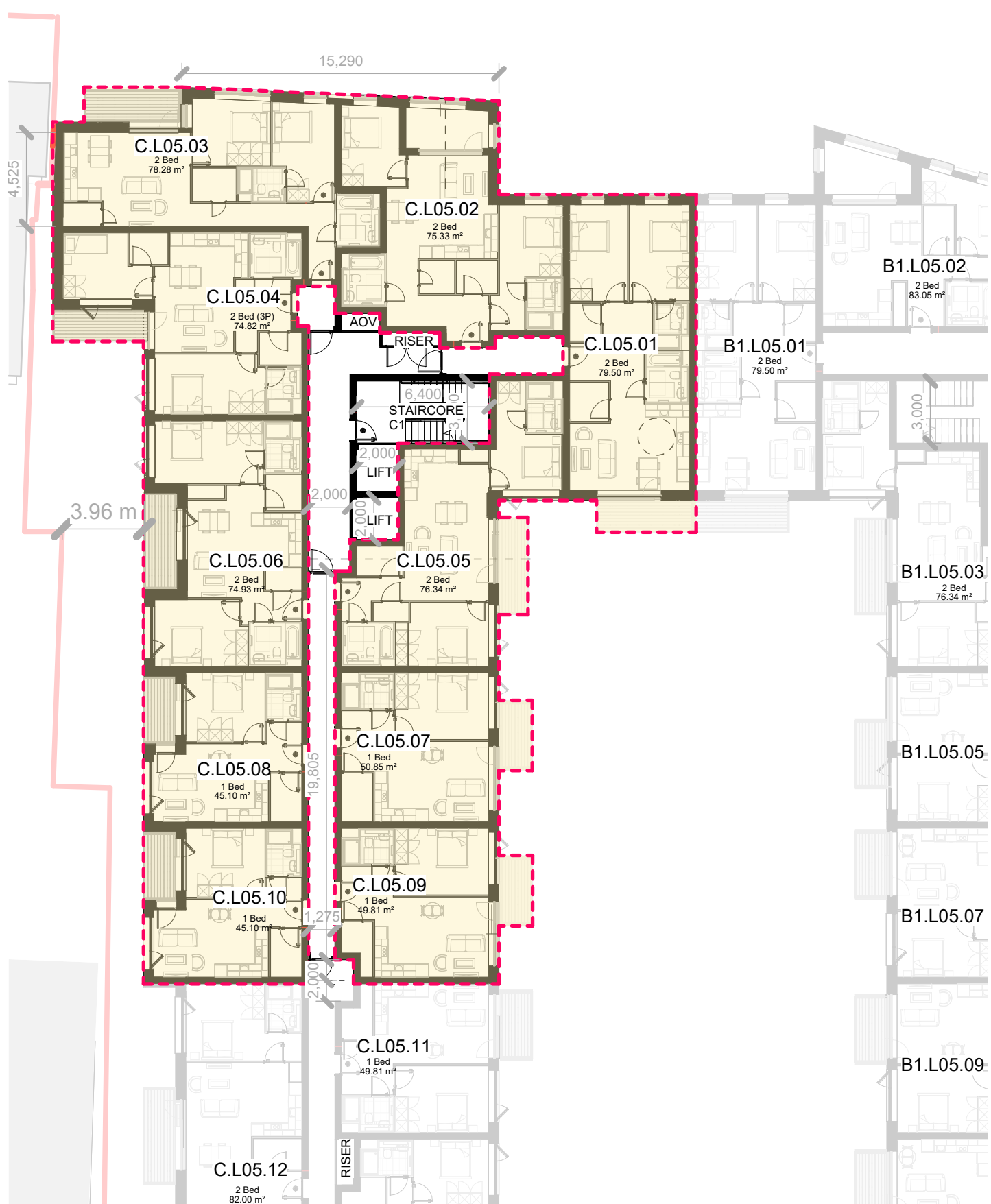
L01- Proposed First Floor Plan Part V  
1 : 250



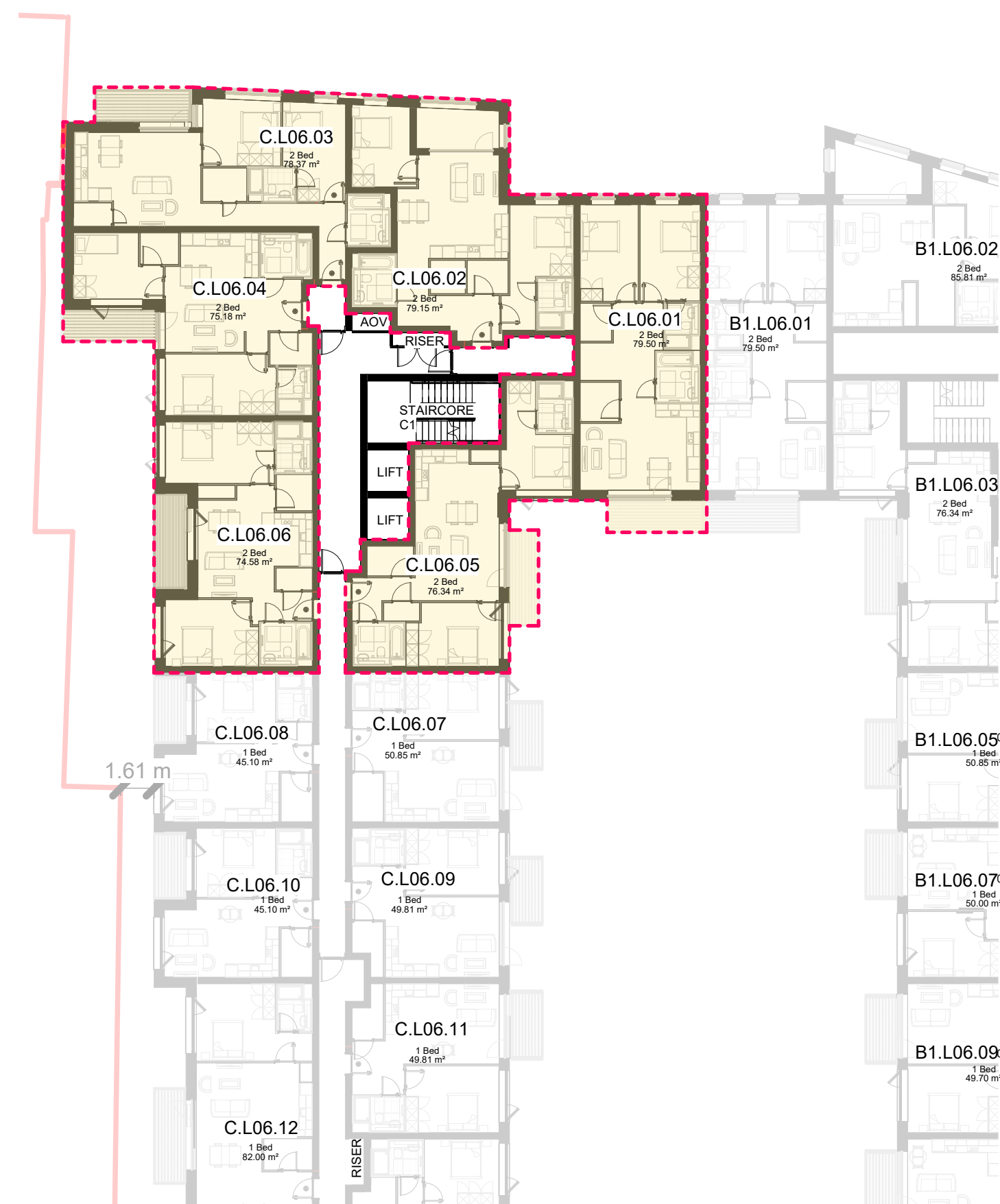
L02 - Proposed 2nd-3rd Floor Plan Part V  
1 : 250



L04 - Proposed 4th Floor Plan Part V  
1 : 250



L05 - Proposed 5th Floor Plan Part V  
1 : 250



L06 - Proposed 6th Floor Plan Part V  
1 : 250

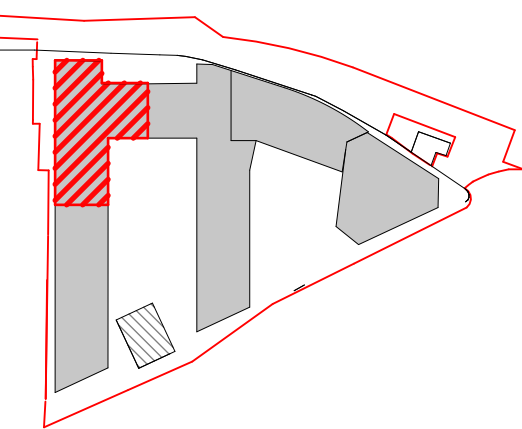
- Notes:**
- Do not scale from this drawing. Use figured dimensions in all cases.
  - Verify dimensions on site and report any discrepancies to the Architect immediately.
  - This drawing is to be read in conjunction with the Architect's Specification.
  - © This drawing is copyright and may only be reproduced with the Architect's permission.

**Drawing Notes:**

Level	Apartment No.	Part V Allocation
L01	C.L01.01	Block B&C
L01	C.L01.02	Block B&C
L01	C.L01.03	Block B&C
L01	C.L01.04	Block B&C
L01	C.L01.05	Block B&C
L01	C.L01.06	Block B&C
L01	C.L01.07	Block B&C
L01	C.L01.08	Block B&C
L01	C.L01.09	Block B&C
L02 - L03	C.L02.01 / C.L03.01	Block B&C
L02 - L03	C.L02.02 / C.L03.02	Block B&C
L02 - L03	C.L02.03 / C.L03.03	Block B&C
L02 - L03	C.L02.04 / C.L03.04	Block B&C
L02 - L03	C.L02.05 / C.L03.05	Block B&C
L02 - L03	C.L02.06 / C.L03.06	Block B&C
L02 - L03	C.L02.07 / C.L03.07	Block B&C
L02 - L03	C.L02.08 / C.L03.08	Block B&C
L02 - L03	C.L02.09 / C.L03.09	Block B&C
L02 - L03	C.L02.10 / C.L03.10	Block B&C
L04	C.L04.01	Block B&C
L04	C.L04.02	Block B&C
L04	C.L04.03	Block B2
L04	C.L04.04	Block B2
L04	C.L04.05	Block B2
L04	C.L04.06	Block B2
L04	C.L04.07	Block A
L04	C.L04.08	Block A
L04	C.L04.09	Block A
L04	C.L04.10	Block A
L05	C.L05.01	Block A
L05	C.L05.02	Block A
L05	C.L05.03	Block A
L05	C.L05.04	Block A
L05	C.L05.05	Block A
L05	C.L05.06	Block A
L05	C.L05.07	Block A
L05	C.L05.08	Block A
L05	C.L05.09	Block A
L05	C.L05.10	Block A
L06	C.L06.01	Block A
L06	C.L06.02	Block A
L06	C.L06.03	Block A
L06	C.L06.04	Block A
L06	C.L06.05	Block A
L06	C.L06.06	Block A
Total A	20 Units	
Total B2	4 Units	
Total B&C	31 Units	
Total	55 Units	

**PART V LEGEND**

- PART V BLOCK A
- PART V BLOCK B2
- PART V BLOCK B & C



Key Site Plan Part V  
1 : 2000

Rev.	Date	Drwn	Details of Issue / Revision
Issues & Revisions			
			Dartry Mills, Dartry Road Dublin 6, D06 Y0E3 T: +353 (0)1 498 7000 W: www.reddyarchitecture.com E: info@reddyarchitecture.com
Client Details: <b>Ruirsde Developments Ltd.</b>			
Project Details: <b>Residential Development, Block B1 &amp; C 42a Parkgate St, Dublin 8</b>			
Drawing Title: <b>Proposed Part V Plans</b>			
Job No. <b>P24-216D</b>	Sheet Size: <b>A1</b>	Scale @A1: <b>As indicated</b>	
Issue Date: <b>12/11/24</b>	Drawn By: <b>JH</b>	Reviewed By: <b>MH</b>	
Status: <b>P3-S</b>	Purpose of Issue: <b>Section 247 - Formal Pre Planning</b>		
Project - System - Spatial Zone - Level - Type - Originator - Role - Number			Revision
<b>PGATE-02-BC-ZZZ-DR-RAU-AR-1050</b>			