

(111864/RT/PC/ROB)

27 September 19

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
The Secretary,

**RE: Part V proposal for a Strategic Housing Development (SHD)
application at Citywest, South Dublin.**

Dear Sir/Madam,

It is intended to lodge a planning application for Strategic Housing Development to An Bord Pleanála comprising some 290 no. apartment units. It is proposed to provide 30 no. units for the purposes of complying with Part V of the Planning and Development Act 2000 (as amended) which exceeds the 10% requirement. The applicant is discussing a possible leasing arrangement with SDCC.

As per the Department of the Environments Circular PL 10/2015 and Housing Circular 36/2015 in relation to Part V, we would like to confirm that we will be providing 30 no Units.

We wish to confirm that we have used the methodology as set out in Table 2, Pg. 10 of the Departments Circular to estimate the costs.

We understand from page 12 of the circular that it is estimated costs that are required to be submitted with the planning application. Using available information and noting that costs are estimates only at this juncture, we would estimate that the cost of each apartment unit on site will be as follows;

Part V Schedule of Accommodation & Approximate Cost												
Citywest Scheme												
	Net sq m	Sq ft	Cost per Sq Ft €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit €	Unit No's	Total cost €	Sales Price per Unit €	Sales Price Overall €	
1 bed	533.5	5,679		210,234	446,985		229,255	10	2,292,548		-	
1 bed											-	
2 bed	1544	16,434		210,234	446,985		229,255	20	4,585,097		-	
2 bed											-	
Common area	508	5,402		Included above			Included above		Included above		-	
								30	6,877,645		-	

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



Ronan Tynan (Mitchell McDermott) on behalf of the applicant

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