

4 July 2022

Lorraine Gaughran
Housing & Community Services
Dublin City Council,
Block 1, Floor 3, Civic Offices,
Wood Quay,
Dublin 8,

RE: Mixed Use Residential Development at Harolds Cross , Dublin 6

Dear Lorraine

We enclose a preplanning application on behalf of Adroit Co Ltd for Part V compliance for the above scheme which consists of **194 apartments**.

Part V shall be complied with by providing **20%** of the units in the development. Therefore, the developer is proposing to provide **39 apartments** as Part V units. The location of the units is set out on the attached layout plan.

There 53 existing apartments and an industrial unit on the site and we will forward an existing use valuation following obtaining the planning. No agent has yet been appointed for undertaking the existing use and development value. These will follow when planning is obtained. Specific Details relating to the project are as follows:

1. Applicant

The Adroit Company
Unit 702 Kilshane Drive,
Northwest Business Park,
Ballycoolin,
Dublin 15
D15 E670

2. Location and number of Part V Units to be provided

The proposed 39 apartments are located on the Ground Floor (refer to drawing attached)

3. Guide Costs for Apartments

Guide costs for the apartments is set out the attached schedule. No existing use or development value has been prepared as yet; however we have allowed an allowance of €113,402 per dwelling has been included as there are 53 existing apartments on the site plus a warehouse. Full details will be provided when planning is obtained.

Part V Schedule of Accommodation & Approximate Cost													
Location address		Harolds Cross Road											
Unit Ref	Part V Ref	Beds	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 € (excl vat)	Sales Price Overall € (incl Vat)
B-04	1	2 Bed	90	968	€483	€467,454	incl	€113,402	€580,856	1	€580,856	€580,856	€659,272
B-05	2	2 Bed	66	715	€483	€345,510	incl	€113,402	€580,856	1	€580,856	€580,856	€659,272
B-06	3	2 Bed	90	967	€483	€467,091	incl	€113,402	€580,493	1	€580,493	€580,493	€658,859
B-07	4	Studio	40	429	€483	€206,984	incl	€113,402	€580,493	1	€580,493	€580,493	€658,859
B-08	5	Studio	43	466	€483	€224,917	incl	€113,402	€338,319	1	€338,319	€338,319	€383,992
B-09	6	2 Bed	83	890	€483	€430,029	incl	€113,402	€338,319	1	€338,319	€338,319	€383,992
B-10	7	2 Bed	78	842	€483	€406,742	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-16	8	1 Bed	58	626	€483	€302,315	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-17	9	1 Bed	53	570	€483	€275,285	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-18	10	2 Bed	83	891	€483	€430,237	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-19	11	1 Bed	59	638	€483	€307,980	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-20	12	2 Bed	83	890	€483	€430,029	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-21	13	2 Bed	78	842	€483	€406,742	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-26	14	1 Bed	58	626	€483	€302,315	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-27	15	1 Bed	53	570	€483	€275,285	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-28	16	2 Bed	83	891	€483	€430,237	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-29	17	1 Bed	59	638	€483	€307,980	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-30	18	2 Bed	83	890	€483	€430,029	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-31	19	2 Bed	78	842	€483	€406,742	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-35	20	2 Bed	83	891	€483	€430,237	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-36	21	1 Bed	59	638	€483	€307,980	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-37	22	2 Bed	83	890	€483	€430,029	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-38	23	2 Bed	78	842	€483	€406,742	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-41	24	1 Bed	53	570	€483	€275,285	incl	€113,402	€520,144	1	€520,144	€520,144	€590,363
B-42	25	2 Bed	83	891	€483	€430,237	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-43	26	1 Bed	59	638	€483	€307,980	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-44	27	3 Bed	118	1,274	€483	€615,181	incl	€113,402	€728,583	1	€728,583	€728,583	€826,942
B-45	28	1 Bed	53	570	€483	€275,285	incl	€113,402	€728,583	1	€728,583	€728,583	€826,942
B-46	29	2 Bed	83	891	€483	€430,237	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-47	30	1 Bed	59	638	€483	€307,980	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-48	31	2 Bed	83	890	€483	€430,029	incl	€113,402	€543,431	1	€543,431	€543,431	€616,794
B-49	32	1 Bed	53	570	€483	€275,285	incl	€113,402	€543,431	1	€543,431	€543,431	€616,794
B-50	33	2 Bed	83	891	€483	€430,237	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-51	34	3 Bed	112	1,201	€483	€579,783	incl	€113,402	€543,639	1	€543,639	€543,639	€617,030
B-52	35	1 Bed	53	570	€483	€275,285	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-53	36	2 Bed	84	908	€483	€438,502	incl	€113,402	€388,687	1	€388,687	€388,687	€441,160
B-54	37	1 Bed	59	638	€483	€307,980	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-55	38	1 Bed	53	570	€483	€275,285	incl	€113,402	€421,382	1	€421,382	€421,382	€478,269
B-56	39	2 Bed	83	891	€483	€430,237	incl	113,402	€543,639	1	€543,639	€543,639	€617,030
Total										39			

4. Car Parking

Underground car parking is provided in accordance with the ratio as per the grant of planning permission

We trust that this is satisfactory. We would be grateful if you could confirm Part V Pre Planning Compliance.

Should you have any queries please contact me.

Yours sincerely



Michael Walsh
Walsh Associates