



Home of the new.

Clare County Council
Compliance Section
Planning Dept
Áras Contae an Chláir
New Road
Ennis
Co Clare

16th August 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 GOLF LINKS ROAD, ENNIS, CO. CLARE.

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 Clare 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 regarding 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.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €12,496,916.35

Identification of Units

In the context of this planning application, it is therefore proposed to provide 57 no. dwellings on the site in total to comply with Part V of the Act. Refer accordingly to Drawing ‘Proposed Part V Allocation 21112/P/008’ as enclosed with the Application. It is proposed to provide:

Unit	Type	Description	Cost Per Unit
28	Type E8	2 Bed Townhouse	€225,016.83
5	Type F	3 Bed Semi Detached	€303,852.11
6	Type G1 / 2	2 Bed Apartment	€190,717.17
6	Type G3 / 4	2 Bed Apartment	€227,664.21
6	Type P1	1 Bed Apartment	€175,640.28
6	Type P2	1 Bed Apartment	€185,509.09

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 page.

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,

Ronan McKenna
Director
Glenveagh Homes

Home of the new.



Subject to Contract / Contract Denied
Part V Units - Planning Stage

Development		Ennis															
Part V Units		57															
Unit Type	Type E8 - 2 Bed Townhouse	Type F - 3 Bed Semi Detached	Type G1/2 - 2 Bed Apartment	Type G3/4 - 2 Bed Apartment	Type P1 - 1 Bed Apartment	Type P2 - 1 Bed Apartment											
Size (Sq. M)	86	114	66	87	54	58											
Costs Per Square Meter																	
Construction Costs	€ 1,705.68	€ 1,738.71	€ 1,942.77	€ 1,703.25	€ 2,243.32	€ 2,219.47											
Attribtable Costs	€ 411.88	€ 411.88	€ 411.88	€ 411.88	€ 411.88	€ 411.88											
Abnormals	€ 28.30	€ 28.30	€ 28.30	€ 28.30	€ 28.30	€ 28.30											
Site Cost	€ 19.28	€ 19.28	€ 19.28	€ 19.28	€ 19.28	€ 19.28	€ 2,165.14	€ 2,198.17	€ 2,402.23	€ 2,162.71	€ 2,702.78	€ 2,678.93					
Builders Profit (7.5%)	€ 186,418.55	€ 251,031.01	€ 158,306.96	€ 188,588.31	€ 145,950.12	€ 154,038.48											
	€ 13,981.39	€ 18,827.33	€ 11,873.02	€ 14,144.12	€ 10,946.26	€ 11,552.89											
Development Contributions - Shortfall	€ 2,147.23	€ 2,147.23	€ 2,147.23	€ 2,147.23	€ 2,147.23	€ 2,147.23											
Gross Payable Per Unit Type	€ 198,252.72	€ 267,711.11	€ 168,032.75	€ 200,585.21	€ 154,749.15	€ 163,444.13											
Vat (13.5%)	€ 26,764.12	€ 36,141.00	€ 22,684.42	€ 27,079.00	€ 20,891.14	€ 22,064.96											
Total per unit	€ 225,016.83	€ 303,852.11	€ 190,717.17	€ 227,664.21	€ 175,640.28	€ 185,509.09											
Number of Units	28	5	6	6	6	6											
Total Payable to the Developer	€ 6,300,471.30	€ 1,519,260.55	€ 1,144,303.02	€ 1,365,985.25	€ 1,053,841.70	€ 1,113,054.53											