

Barnhill Garden Village Strategic Housing Development

Part V Proposal
July 2022



Introduction

This purpose of this report is to provide a summary of the Part V proposal for the proposed development at Barnhill, Dublin 15.

The application lands are situated directly south of the Dunboyne to Clonsilla Rail Line and Hansfield Train Station, west of the Royal Canal and the Dublin to Maynooth Railway Line and east of the existing R149 Leixlip to Clonee Regional Road. The proposed development will consist of approximately 1,243 residential units, commercial units, a creche, land set aside for a future primary school, public open spaces and all associated infrastructure. A preliminary Part V proposal was submitted to An Bord Pleanála as part of the pre application consultation. Following feedback both applicants, Alanna Homes and Alcove Ireland Four Limited, held further discussion with Fingal County Council's Housing Department in relation to the mix and location of Part V units. Please refer to letter provided by Fingal County Council's Housing Department which confirms the proposals are acceptable in principle.

The Part V proposal detailed within this report provides for the transfer of 150 units on site within the proposed development. Should planning permission be granted the final Part V transfer will be agreed with Fingal County Council.

Part V Proposal

The applicants propose to meet the Part V requirements for the site through the transfer of permitted units in accordance Part V of the Planning and Development Act 2000 (as amended). The units will be dispersed throughout the development as identified on Delphi Architects drawing PLA-12 Overall Site Layout – Part V.

The preliminary schedule of units proposed for transfer are detailed in Table 1. Table 1 includes a summary of construction costs for each unit type. Table 2 provides a breakdown of projected costs by cost item.

Table 1: Schedule of Units Proposed for Transfer and Summary Construction Costs – Please refer to Drawing PLA-12 Overall Site Layout – Part V.

FIGURES ARE DRAFT AND SUBJECT TO AGREEMENT							
BARNHILL							
PART V ESTIMATED COST							
Architect	Character Area	Nr Units	Proposed Part V	Unit Type	Unit Type		Construction Cost
CWOB	Stream	98	4	2B (4P) Apt	Type 2 - A - End/Mid Tce (M)	€264,979.08	€1,059,916.30
			4	3B (5P) Dup	Type 2 - A - End/Mid Tce (M)	€267,944.72	€1,071,778.89
			1	3B (5P) House	Type 4 - A	€199,449.60	€199,449.60
			1	3B (5P) House	Type 4 - A (M)	€199,449.60	€199,449.60
Proposed PV			10				€2,530,594.39
CWOB	Crescent	77	1	3B (5P) House	Type 3-C (M)	€199,449.60	€199,449.60
			1	3B (5P) House	Type 4-C (M)	€199,449.60	€199,449.60
			2	3B (5P) Dup	Type 2-C - Mid Tce (M)	€267,944.72	€535,889.44
			2	2B (4P) Apt	Type 2-C Mid Tce (M)	€264,979.08	€529,958.15
			1	3B (5P) Dup	Type 2-C End Tce (M)	€267,944.72	€267,944.72
			1	2B (4P) Apt	Type 2-C End Tce (M)	€264,979.08	€264,979.08
			15	Maisonette	Type 9-C & Type 9-C (M)	€199,449.60	€2,991,744.00
Proposed PV			23				€4,989,414.59
CWOB	Cross	195	11	3B (5P) House	Type 6-B, 6-B(M) 7-B, 7-B(M), 8-B & 8-B (M)	€267,944.72	€2,947,391.95
			4	2B (4P) Apt	Type 2-B (M)	€264,979.08	€1,059,916.30
			4	3B (5P) Dup	Type 2-B (M)	€267,944.72	€1,071,778.89
Proposed PV			19				€5,079,087.14
CWOB	Station Quarter South	201	8	3B (5P) Dup	Type 2-D	€267,944.73	€2,143,557.86
			8	2B (4P) Apt	Type 2-D	€264,979.08	€2,119,832.60
			12	3B (5P) House	Type 3-D(M), 4-D(M), 6-D & 6-D(M)	€199,449.60	€2,393,395.20
Proposed PV			28				€6,656,785.67
Delphi	Village Centre	118					
Proposed PV			0				€0.00
Delphi	Station Plaza	166					
Proposed PV			0				€0.00
Delphi	Railway Quarter	211	17	1B (2P) Apt	1B (2P) Apt	€154,946.05	€2,634,082.85
			25	2B (4P) Apt	2B (4P) Apt	€306,397.00	€7,659,925.00
Proposed PV			42				€10,294,007.85
Delphi	Link Road East	91	6	3B (5P) House	Type B & B(M)	€323,837.00	€1,943,022.00
			12	3B (5P) Dup	Type D-A	€323,837.00	€3,886,044.00
Proposed PV			18				€5,829,066.00
Delphi	Link Road West	33	1	3B (5P) House	Type B	€199,449.60	€199,449.60
			4	3B (5P) House	Type B & B(M)	€322,103.43	€1,288,413.71
Proposed PV			5				€1,487,863.31
CDP	Parkside	53	2	3B (5P) House	Type A	€199,449.60	€398,899.20
			1	1B (2P) Dup	Type H	€160,546.08	€160,546.08
			1	2B (4P) Apt	Type F	€264,979.08	€264,979.08
			1	3B (5P) Apt	Type G	€267,944.72	€267,944.72
Proposed PV			5				€1,092,369.08
		Total Units					
		1243	Proposed				
			150				€37,959,188.03

Table 2: Summary of Construction Costs

FIGURES ARE DRAFT AND SUBJECT TO AGREEMENT				
NAME OF DEVELOPMENT:	NAME OF DEVELOPMENT :	BARNHILL		Planning Reg Reference
NETT FLOOR AREA RESIDENTIAL ELEMENT;	99,930.30	100%	99,930.30	
Part V requirement tbc	9,993.03	m2		
TOTAL NO OF UNITS IN DEVELOPMENT	110.00	nr	Total	
No of 1 BED Apts		No of 1 BED Duplex	-	No of 1 BED Houses
No of 2 BED Apts		No of 2 BED Duplex	-	No of 2 BED Houses
No of 3 BED Apts		No of 3 BED Duplex	-	No of 3 BED Houses
Other		No of 4 BED Duplex		No of 4 BED Houses
	COSTS		TOTAL COST	Cost per Sq m
1)	CONSTRUCTION COSTS		37,959,188.03	
2)	CARPARKING (PER UNIT)		-	
3)	DEVELOPERS PROFIT 10% of CONSTRUCTION COSTS		3,795,918.80	379.86
	ATTRIBUTABLE COSTS			
4)	DESIGN FEES (% OF CONSTRUCTION COSTS)		1,275,000.00	
5)	PLANNING APPLICATION FEES		92,465.75	
6)	FIRE CERTIFICATE FEES		-	
7)	ARCHAEOLOGICAL FEES		-	
8)	LEGAL FEES		303,673.50	
9)	HOME BOND		128,571.00	
10)	SITE SURVEY		-	
11)	UTILITY & CONNECTION CHARGES		1,958,999.12	
12)	FINANCING COSTS		8,746,957.62	
	SUB TOTAL		54,260,773.83	
13)	SITE COST		375,000.00	-
14)	VAT @13.5%		7,375,829.47	
	TOTAL		62,011,603.30	
	COST PER M2 EXCLUSIVE OF VAT		5,429.86	546.74
	ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT		12,505,667.00	125.14
PREPARED BY:		Development Potential Value (DPV)	-	Total local authority realises a net monetary value
MATHS CHECK BY:		Existing Use Value (EUV)	-	
APPROVED FOR RECOMMENDATION BY:			-	Shortfall due to LA
		PG @10%	-	
			-	
			-	
			-	Net monetary value per m2