



Glebe House Residential Development, St Agnes Road, Crumlin, Dublin

Part V Report

Stage 3 Application to An Bord Pleanála
June 2022



Site Location



Site Location





Social Housing Provision

Ground Floor Plan



1 BED UNIT
(5 x GF UNITS)

2 BED UNIT
(4 x GF UNITS)

TOTAL GROUND FLOOR
= 9 UNITS



Social Housing Provision

First Floor Plan



- 1 BED UNIT (6 x FF UNIT)
- 2 BED UNIT (4 x FF UNIT)
- 3 BED UNIT (1 x FF UNIT)

TOTAL GROUND FLOOR = 9 UNITS
TOTAL FIRST FLOOR = 11 UNITS
TOTAL SOCIAL UNITS PROVIDED = 20

TOTAL UNITS PROVIDED = 150 UNITS
SOCIAL HOUSING GLEBE HOUSE SITE = 10 UNITS
SOCIAL HOUSING CORUBA SITE = 10 UNITS
TOTAL SOCIAL HOUSING UNITS = 20 UNITS

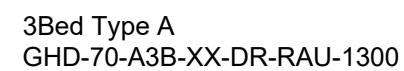
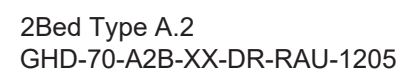
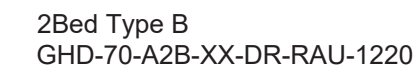
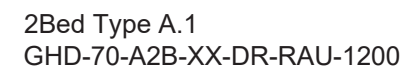
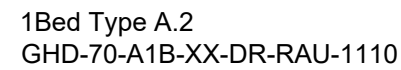
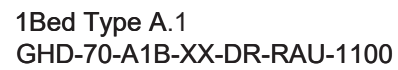
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Costing Schedule

INDICATIVE OVERALL COSTINGS PENDING FINAL SCHEME APPROVAL

MAIN COST SUMMARY	Total Cost €
NMV (Estimate to be determined)	2,700,000
BUILDING COSTS	38,215,800
PROFESSIONAL FEES	3,223,500
CONTRIBUTIONS [assumes 50:50 social & affordable]	630,000
STATUTORY FEES	170,000
UTILITY CONNECTIONS & OTHER FEES	1,367,000
FINANCE COSTS	4,842,600
DEVELOPERS MARGIN [tbc 7.5%]	3,836,168
SUB-TOTAL:	54,985,068
Value Added Tax	7,422,984
TOTAL COSTS:	62,408,052

	UNIT TYPE	UNIT REF	FLOOR	BEDS	NO.	AREA/UNIT	TOTAL AREA	BUILD COSTS*	SITWORKS	ABNORMALS	PRELIMINARIES	PROFESSIONAL FEES	DEVELOPMENT CONTRIBUTIONS**	UTILITY COSTS	FINANCE COSTS	MARGIN	NMV/UNIT***	VAT	TOTAL/UNIT
TOTALS					20		1347.1 m2	€3,464,051	€394,737	€197,368	€486,842	€429,800	€84,000	€182,267	€645,680	€511,489	€360,000	€912,092	€7,668,325
GROUND FLOOR	TOTAL				9		577.0 m2	€1,483,748	€177,632	€88,816	€219,079	€193,410	€37,800	€82,020	€290,556	€230,170	€162,000	€400,306	€3,365,537
	1 BED A1	1.1	GF	1 BED	1	48.0 m2	48.0 m2	€123,431	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€38,885	€326,926
	1 BED A2	1.2	GF	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	1 BED A2	1.3	GF	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	1 BED A2	1.4	GF	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	1 BED A2	1.5	GF	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	2 BED A1	2.1	GF	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863
	2 BED B	2.2	GF	2 BED	1	78.6 m2	78.6 m2	€202,119	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,508	€416,236
	2 BED A2	2.3	GF	2 BED	1	81.8 m2	81.8 m2	€210,348	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€50,619	€425,576
	2 BED A1	2.4	GF	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863
FIRST FLOOR	TOTAL				11		770.1 m2	€1,980,302	€217,105	€108,553	€267,763	€236,390	€46,200	€100,247	€355,124	€281,319	€198,000	€511,785	€4,302,788
	1 BED A1	1.6	1st	1 BED	1	48.0 m2	48.0 m2	€123,431	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€38,885	€326,926
	1 BED A2	1.7	1st	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	2 BED A1	2.4	1st	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863
	2 BED A1	2.5	1st	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863
	2 BED A2	2.6	1st	2 BED	1	81.8 m2	81.8 m2	€210,348	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€50,619	€425,576
	2 BED A1	2.7	1st	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863
	3 BED A	3.1	1st	3 BED	1	112.7 m2	112.7 m2	€289,807	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€61,346	€515,762
	1 BED A2	1.8	1st	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	1 BED A2	1.9	1st	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	1 BED A2	1.10	1st	1 BED	1	52.4 m2	52.4 m2	€134,746	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€40,413	€339,768
	2 BED A2	2.8	1st	2 BED	1	79.5 m2	79.5 m2	€204,433	€19,737	€9,888	€24,342	€21,490	€4,200	€9,113	€32,284	€25,574	€18,000	€49,821	€418,863

* Costs subject to market conditions at the time of obtaining grant of permission

** Scheme is proposed as 50:50 Social/Affordable Homes - contributions applicable to affordable homes [50%] and applied across all units for purposes of costings

*** NMV/unit to be established once grant of planning obtained - indicative allowance included at this stage

Part V Validation Letter



Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: Lorraine.gaughran@dublincity.ie

Mr. Karl Kent
Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock
Co. Dublin

7th June 2022

Ref: 916

RE: Glebe/Coruba Site
Applicant: Seabren Developments Limited and Circle VHA
Agent: Doyle Kent Planning Partnership

Validation Letter – Part V

Dear Sir / Madam,

Doyle Kent Planning Partnership intends to lodge a planning application on behalf of their clients Seabren Developments Ltd and Circle VHA to develop a site located at the Glebe/Coruba Site, Crumlin, Dublin 12.

Doyle Kent Planning Partnership has engaged in Part V discussions with Dublin City Council on behalf of their client Seabren Developments Ltd and Circle VHA and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

Lorraine Gaughran
Lorraine Gaughran
Housing Development

Part V Proposal



Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

Lorraine Gaughran,
Housing Department,
Dublin City Council,
Wood Quay,
Dublin 8

By email

26th May 2022

RE: Compliance with S96 (Part V) Planning and Development Act 2000 as amended (“the act”) and the Affordable Housing Act 2021 in relation to a residential development at the former Glebe and Coruba lands, St Agnes Road, Crumlin, Dublin 12.

Dear Lorraine,

Further to previous discussions, I write to confirm our proposal to satisfy and comply with the requirements of S96 (Part V) of the Act and the Affordable Housing Act 2021, in relation to the above development. Please note that the contents of this letter are indicative at this stage 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.

DIRECTORS

Jane Doyle MRUP Dip.EIA (Mgmt) B.Soc.Sc MIPI
Karl Kent B.Arch MUBC Dip.TP Dip.EIA (Mgmt) FRIAI MIPI

PHONE

087 6263918
085 7394853

EMAIL

info@doylekent.com

WEB

www.doylekent.com



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 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. I 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.

Proposed Development: *The proposed SHD development consists of the construction of a residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross FloorArea of 15,767 sq.m.*

Please find attached the Part V booklet in together with a schedule of accommodation for the entire development which in summary consists of:

- 74 no. One bed units
- 72 no. Two Bed units
- 4 no. Three bed units

As you will be aware Circle VHA CLG are at an advanced stage of purchasing the Coruba land from Dublin City Council. In accordance with the Part V legislation, as the Seabren land has been in the full ownership of Seabren Developments Ltd since before 31st July 2021 and it was purchased after 1st September 2015, that element of the site qualifies for a 10% reduction in Part V requirements. The remainder of the development site (Coruba land) must provide the full 20% of the development on that area for Part V.

The breakdown of the proposed development across the two ownerships areas have been calculated based on the number of units proposed on each of the plots as set out below:

In accordance with guidance contained in Circular 28/2021 and requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021, the Seabren owned lands must provide 10% affordable housing, while the DCC – owned lands must provide 20%.

It is proposed to provide 10% of the development i.e. 10 units, on the Seabren owned lands and 20% of the development i.e. 10 units on the DCC owned lands. Seabren and Circle propose to deliver these units interspersed throughout the development.

The two figures have been calculated based on the number of units proposed on each of the site ownerships as set out below:



Land ownership	Total Number of units proposed	10%	20%
Seabren	100	10%	
Coruba (DCC)	50		20%
Total	150	10	10

A Schedule of Accommodation for the Part V units is enclosed.

Unit Mix – Part V

1 Bed's	2 Beds	3 Beds	Total
11	8	1	20

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority is detailed in Attachment 2. 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.

I trust the above meets with your approval but if you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely

Karl Kent Director DKPP Ltd

087 6263918 info@doylekent.com

ATTACHMENTS

1. Part V Booklet with Proposed Part V Schedule of Accommodation,
2. Proposed Schedule of Accommodation (Full Development),
3. Detailed Breakdown of Part V Costings