Savage Engineering & Property Services Limited
Clonee Centre, Clonee, County Meath, Ireland
Company Number 557544
Vat Number IE 3402417FH

Residential Development at Boycetown "Kilcock West", Church Road, Kilcock, Co. Kildare

Audrey Myles - Housing Department, Kildare CC
By email: amyles@kildarecoco.ie

Planning ref nr. ABP SHD 202110

Applicant: Teresa Monaghan

The proposed development will consist of the construction of 272 residential units (149 no. dwellings, 65 no. apartments and 58 no. duplexes), childcare facility and foul pumping station along with associated ancillary works and site works

Part V Provision

This proposal provides for 54 nr. Part V residential units within the scheme (of 272 nr residential units) which meets with the 20% Part V Social and Affordable Housing Requirement. Without prejudice to future discussions and agreement between the applicant and Kildare County Council, a total of 20 nr. 1 Bed units, 23 nr. 2 bed units and 11 nr. 3 beds units are put forward to fulfil the applicants Part V provisions. See **Appendix 1** for full schedule of Part V units.

The enclosed site plan Drawing Nr. 22240–P110 revA from Paul Byrne Architects shows the Location of the Units and Part V Allocation and Provision summary key. Floor plans and elevations are included in this Part V submission.

Schedule of Accommodation

As set out as part of the indicative Part V proposals, indicative costings are presented in **Appendix 2** attached by the applicant Teresa Monaghan as part of this planning application. Please note that the content of the Part V proposal

presented herein by the applicant is purely indicative and is 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 valid planning application and will ultimately be subject to possible amendment and formal agreement with the Local Authority. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of Lands at Boycetown, Kilcock and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

The above is obviously subject to change depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal. Final costs will be based on site value at the time the Permission is granted.

We would wish to highlight that 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 Local Authority 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

Seamus Savage BEng CEng MIEI
Chartered Engineer
Savage Engineering & Property Services Limited ssavage1969@icloud.com +353 87 8542279

03rd August 2022

Appendix 1 Part V schedule of units

Total number: 54 nr.

12nr. Houses as follows:

7 nr. 3 bed houses; site plan location numbers 36, 37, 38, 54, 55, 91 and 94.

5 nr. 2 bed houses: site plan location numbers 65, 66, 67, 92 and 93.

8nr. Duplex style units as follows:

Duplex Apartment Block C and Block D (own door units)

6nr. 1 bed units; Block Nr. / Site plan Nr.: C/209, C/211, C/213, C/223, C/225 and C/227

2nr. 2 bed units: D/235 and D/236

32nr. Apartment units- all Block A in its entirety as follows:

All of Apartment Block A- to be delivered as part of Approved Housing Body AHB or similar (to be subject to future agreement with Kildare CC)

14nr. 1 bed units; all Block A: 152, 153, 155, 156, 157, 158, 159, 160, 164, 165, 166, 167, 168 and 169

14nr. 2 bed units: all Block A: 161, 162, 170, 171, 173, 174, 175, 176, 177, 178, 180, 181, 182 and 183.

4nr. 3 bed units: all Block A: 154, 163, 172, 179

2nr. Apartment units- in Block D (to be delivered as part of Approved Housing Body AHB or similar)

2nr. 2 bed units; D/231 and D/232

Appendix 2 – Indicative Part V Costings

Apartment unit

Unit Type	**Unit Type: 1 Bed Apartment**	**Unit Type- 2 Bed Apartment**
Total Number of each unit type	14 of	14 of
Approx size (sqm)	59	81
Construction costs	147500	202500
Vat 13.5%	19912	27337.5
Development Cost	€26,950	€26,950
Profit on Cost	14800	20300
Land Cost	11500	11500
Vat 13.5%	7189	7931
Total Estimated Cost per unit type	**227851**	**296518.5**

Unit Type	**Unit Type: 3 Bed Apartment**
Total Number of each unit type	4 of
Approx size (sqm)	111
Construction costs	277500
Vat 13.5%	37462
Development Cost	€26,950
Profit on Cost	27800
Land Cost	11500
Vat 13.5%	7189
Total Estimated Cost per unit type	**388401**

Refer to Paul Byrne Architect drawings 22240-P200 Rev A and 22240-P201 Rev A for details

Terrace House type

Unit Type	**Unit Type - 2 bed Terrace house**	**Unit Type- 3 bed terrace house**
Total Number of each units type	5 of	7 of
Approx size (sqm)	91 sq m	109 sq m
Construction costs	184000	210000
Vat 13.5%	24840	28350
Development Cost	32200	36750
Profit on Cost	18400	21000
Land Cost	13500	13500
Vat 13.5%	8654	9619
Total Estimated Cost per unit type	**281594**	**319219**

Refer to Paul Byrne Architects drawings 22240-P700 Rev A and 22240-P701 Rev A for details

Duplex unit type

Unit Type	**Unit Type - 1 bed Duplex**	**Unit Type- 2 bed Duplex**
Total Number of each units type	6 of	4 of
Approx size (sqm)	57 sq m	80 sq m
Construction costs	142500	199500
Vat 13.5%	19238	26933
Development Cost	32200	36750
Profit on Cost	18400	21000
Land Cost	12500	12500
Vat 13.5%	1688	1688
Total Estimated Cost per unit type	**226526**	**298371**

Refer to Paul Byrne Architects drawings 22240-P205 Rev A and 22240-P208 Rev A for details