Home of the new.

Glenveagh

Planning Department,
Wexford County Council,
County Hall,
Carricklawn,
Wexford,
Y35 WY93
07/11/2025

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 AT GOREY, CO. WEXFORD.

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 Wexford 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 with regard to 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 € 27,671,336.28.

Identification of Units

In the context of this planning application, it is therefore proposed to provide 82 no. dwellings on the site in total to comply with Part V of the Act. It is proposed to provide:

Glenveagh Homes Limited
Block C, Maynooth Business Campus, Straffan Road, Maynooth, Co. Kildare
T +353 (0)1 903 7100 | E enquiries@glenveagh.ie | glenveagh.ie

Directors: Roger Browne, Stephen Garvey, Ronan McKenna, Wesley Rothwell, Conor Murtagh
Registered in Ireland No. 368093

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No. of Units	Type	Description	Cost Per Unit
12	Type D1/1C	3 Bed Townhouse	€ 382,011.05
42	Type E1	2 Bed Townhouse	€ 347,295.96
4	Type P1	1 Bed Maisonette	€ 287,525.04
4	Type P2	1 Bed Maisonette	€ 287,010.07
10	Type R1/3/4	3 Bed Apartment	€ 347,664.42
10	Type S1/3/4	1 Bed Apartment	€ 272,598.87

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 this information is being provided on a wholly without prejudice basis 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,

Conor Murtagh
Director
Glenveagh Homes Ltd

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Part V Units - Planning Stage

Unit Type	Type D1/1C - 3 Bed Townhouse		Type E1 - 2 Bed Townhouse		Type P1 - 1 Bed Maisonette	
Size (Sq. M)		92.0		80.0		56.6
Costs Per Square Meter						
Construction Costs	€ 3,028.54		€ 3,188.64		€ 3,810.83	
Attributable Costs	€ 364.24		€ 364.24		€ 364.24	
Abnormals	€ 20.48		€ 20.48		€ 20.48	
Site Cost	€ 25.08	€ 3,438.34	€ 25.08	€ 3,598.44	€ 25.08	€ 4,220.63
		€ 316,327.28		€ 287,875.20		€ 238,887.66
Builders Profit (7.5%)		€ 23,724.55		€ 21,590.64		€ 17,916.57
Development Contributions - Shortfall		€ 3,478.21	-	€ 3,478.21	-	€ 3,478.21
Gross Payable Per Unit Type		€ 336,573.62		€ 305,987.63		€ 253,326.02
Vat (13.5%)		€ 45,437.44		€ 41,308.33		€ 34,199.01
Total per unit		**€ 382,011.05**		**€ 347,295.96**		**€ 287,525.04**
Number of Units		12		42		4
		€ 4,584,132.65		€ 14,586,430.32		€ 1,150,100.14
Total Payable to the Developer						

Unit Type	Type P2 - 1 Bed Maisonette		Type R1/3/4 - 3 Bed Apartment		Type S1/3/4 - 1 Bed Apartment	
Size (Sq. M)		56.5		107.2		51.7
Costs Per Square Meter						
Construction Costs	€ 3,810.83		€ 2,278.42		€ 3,974.23	
Attributable Costs	€ 364.24		€ 364.24		€ 364.24	
Abnormals	€ 20.48		€ 20.48		€ 20.48	
Site Cost	€ 25.08	€ 4,220.63	€ 25.08	€ 2,688.22	€ 25.08	€ 4,384.03
		€ 238,465.60		€ 288,177.18		€ 226,654.35
Builders Profit (7.5%)		€ 17,884.92		€ 21,613.29		€ 16,999.08
Development Contributions - Shortfall		€ 3,478.21	-	€ 3,478.21	-	€ 3,478.21
Gross Payable Per Unit Type		€ 252,872.30		€ 306,312.26		€ 240,175.22
Vat (13.5%)		€ 34,137.76		€ 41,352.16		€ 32,423.65
Total per unit		**€ 287,010.07**		**€ 347,664.42**		**€ 272,598.87**
Number of Units		4		10		10
		€ 1,148,040.26		€ 3,476,644.18		€ 2,725,988.72
Total Payable to the Developer						

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