

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

5th August 2021

Dear Sir/Madam,

Re: **SHD APPLICATION FOR A RESIDENTIAL DEVELOPMENT AT SOUTHGATE, DROGHEDA, CO. MEATH**

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2020 - PART V

The proposal relates to a SHD application request to An Bord Pleanála for a residential development of 201 no. residential units and all associated development.

This planning application is accompanied by a Part V brochure illustrating the location of the Part V units (please refer to the KMD Proposed Part 5 Allocation brochure), an estimate of costs and a cover letter in respect to the Part V proposals for the subject lands.

The Part V provision is proposed as part of the development is 21 no units with the breakdown shown below and as set out in the accompanying pack of Part V documentation.

- 5 no. 1 bedroom apartments;
- 13 no. 2 bedroom apartments; and
- 3 no. 3 bedroom units.

The proposal includes a mix of unit sizes to cater for a variety of demand which the applicant understands reflects the current needs of the Council.

The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Meath County Council as per their requirements prior to the commencement of development.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Rockmill Ltd:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Blaine Cregan B Eng BSc MSc Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Associate Directors: Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- (i) *Part V brochure prepared by KMD Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed Part V units (as set out above), and a schedule of areas;*
- (ii) *Applicants Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Meath County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government.

We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates

<u>Unit Type</u> Number of Units	<u>A</u> 4	<u>B</u> 1	<u>C</u> 10	<u>D</u> 3	<u>E</u> 2	<u>F</u> 1
Unit Type Avg. Unit Size	1 Bed Apt. 50.7	1 Bed Apt. 53.6	2 Bed Apt. 76.4	2 Bed Apt. 89	3 Bed Apt. 101.8	3 Bed Apt. 102.8
<u>Estimated Const. Cost/Unit</u> -m2/unit -Cost/m2	50.7 1750	53.6 1750	76.4 1750	89 1750	101.8 1750	102.8 1750
-Total Construction Cost/Unit	88,725	93,800	133,700	155,750	178,150	179,900
Development Costs	40,000	40,000	40,000	40,000	40,000	40,000
Total Costs	128,725	133,800	173,700	195,750	218,150	219,900
Profit on Cost (7.5%)	9,654	10,035	13,028	14,681	16,361	16,493
Sub Total 1	138,379	143,835	186,728	210,431	234,511	236,393
Land Cost (€1,500 per Unit)	1,500	1,500	1,500	1,500	1,500	1,500
Pre VAT Total	139,879	145,335	188,228	211,931	236,011	237,893