

16<sup>th</sup> July 2020

**Margaret Commame MIPI,**  
Hughes Planning & Development Consultants  
No. 70 Pearse Street  
Dublin 2

**RE: Proposed strategic housing development at Units 66 & 67 Fourth Avenue,  
Cookstown Industrial Estate, Dublin 24**  
**Applicants: Steelworks Property Developments Limited**

Dear Ms. Commame,

It is noted that **Steelworks Property Developments Limited** intends to lodge a planning application to develop a site located at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Dublin 24 comprising of a housing development, accommodating 252 residential apartments (build-to-rent units).

In respect of lodging the proposed Planning application I can confirm that the Part V proposal of 25 Units – 10 x 1 Bed units, 7 x 2 bed units and 8 x 2 Bed Duplex units is noted and Hughes Planning & Development Consultants on behalf of Steelworks Property Developments Limited has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V of this site.

South Dublin County Council's preference in respect of Part V is to **acquire units on site**. The Council is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development. In the event of the granting of planning permission the unit nos., types, location and costings in respect of Part V requirement to be agreed with Housing Department subject to approval of the Department of Housing, Planning, Community and Local Government.

These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs

Yours sincerely,



**Rachel Jackson**  
**Administrative Officer**  
**Housing Department**  
**South Dublin County Council**

**MINIMUM DOCUMENTS/INFORMATION REQUIREMENTS BY  
SOUTH DUBLIN COUNTY COUNCIL - HOUSING & RESIDENTIAL DEPARTMENT  
FOR PART V SUBMISSIONS FROM ALL DEVELOPERS**

Nominated Negotiator for Part V: Hardy Partnership

Company Details: 260 Merrion Road, Ballsbridge, Dublin 4

Phone: 01-2613300 Email: declanhardy@hardy.ie

Site Name: Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

Planning Ref: SHD2ABP-304419-19

Site Address (as appears on PP): Planning Permission not yet granted but will be applied for using the above address

Design Information	Please tick/specify amount
Site plan (minimum size A1)	✓
Number and types of residential units in the development	Build to Rent Residential Development, comprising 252 no. units
Number of retail/crèche or other non residential units in the development, if any	2 no. retail/ commercial units, a gym and a creche
Gross Internal Floor Area of all floors in the development including basement level (if appropriate)	✓
Schedule of Net Internal Floor Areas of <u>all</u> residential units	✓
Net Internal Floor Area of <u>all</u> non residential units, if any	✓
Copy of all floor plans including basement (if appropriate) and roof level of the scheme; (minimum size A1) – <b>PDF version and 1 hard copy</b>	✓
Copy of floor plans, (1:100 minimum scale); showing residential units <u>offered</u> through Part V in the scheme, clearly outlined. This is a requirement for floor area check and confirmation. If designated units are not known at this stage please supply floor plans of each differing unit type – <b>PDF version and 1 hard copy</b>	✓
Elevational treatments (A3 colour preferable) – <b>PDF version and 1 hard copy</b>	✓
Soft/hard landscaping plans (A3 colour preferable) – <b>PDF version and 1 hard copy</b>	✓
<b>Please provide an outline Architectural or building specification for the works. Please note that if internal finishes/fixtures and fittings, are deemed to be above what may be termed as ‘developer standard’, full details of what is proposed must be provided in order for South Dublin County Council to make an accurate assessment of costs as presented.</b>	✓
<b>Cost Information</b>	
Breakdown of costs as appropriate for the entire scheme on Form Building Costs (PartVCostData Rev1) or similar layout. Please note that if the development is a mix of houses and apartments, costs must be shown separately for analysis of the construction elements. Please note it is <b>not</b> sufficient to submit compensation costs only for the Part V element of the scheme Please note if the following costs form part of the development and subsequent Part 5 compensation costs sought; these costs are to be shown separately for analysis. i. Basement car-parking	✓

ii. Demolition of existing buildings	
iii. Soil contamination/remediation	
Projected management fee charges per annum	✓
Confirmation of Development Value of site	✓
Confirmation of Existing Use Value of site (EUV)	✓
<b>Additional Information</b>	
Date of commencement of construction works on site	TBC
Construction Programme/Period of Construction anticipated/actualised	TBC
Name/Contact No./Email of Valuer: HWP Estate Agents/(01) 466 4993/info@hwp.ie	
Name/Contact No./Email of QS: Declan Hardy/(01) 2613300/declanhardy@hardy.ie	
Name/Contact No./Email of Architect: Calogero Marino of C+W O'Brien Architects/(01) 5180170 /cmarino@cwoarchitects.ie	

Signed:  Print Name: Declan Hardy

**\*Note: If this document is not completed in full it will be returned with accompanying documentation**

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR** STEELWORKS PROPERTY DEVELOPMENTS LTD

**SCHEME** COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June 2020

<b>MAIN COST SUMMARY</b>				<b>Total Cost €</b>
<b>BUILDING COSTS</b>		<b>Page</b>		
Substructures - Basement Car-Parking		2		1,663,992.00
Substructures Generally		3		2,453,679.69
Superstructures		4 & 5		34,101,599.10
External Works		6		243,398.48
Site Development Works		7		1,751,156.37
Abnormal Works		8		460,000.00
Indirect Project Costs		9		3,960,644.31
Total:			<b>1</b>	44,634,469.94
<b>DEVELOPMENT ON COSTS</b>				
Professional Fees				5,354,291.69
Finance Costs				3,499,213.31
Total:			<b>2</b>	8,853,505.01
<b>DEVELOPERS' PROFIT</b>				
On Building Costs	0.1 %	53,487,974.95	<b>3</b>	5,348,797.50
<b>LAND COSTS</b>				
Existing Land Use Value			<b>4</b>	4,400,000.00
<b>SUB-TOTAL:</b>			<b>1 - 4 above</b>	63,236,772.45
add:				
Value Added Tax				6,067,982.86
<b>TOTAL COSTS:</b>				<b>69,304,755.31</b>

**PART V COMPENSATION COST CLAIM**

DEVELOPER/CONTRACTOR \_\_\_\_\_

SCHEME \_\_\_\_\_

**BASEMENT STRUCTURES**

**Total Cost**

Basement Structure and associated works  
 67 carpark spaces  
 5 disabled spaces  
 Total 72 spaces

1,663,992.00

forward to main cost summary

1,663,992.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**(19) SUBSTRUCTURE**

**Total Cost**

Excavation	193,476.56
Disposal	411,757.81
concrete works	947,539.06
reinforcement bar	411,757.81
formwork	342,304.69
design joints	62,507.81
insulation	84,335.94

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2,453,679.69

**PART V COMPENSATION COST CLAIM**

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COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June, 2020

**SCHEME**

**(20-60) SUPERSTRUCTURE**

Total Cost

**(20) Building Superstructures**

(21) External Walls	912,893.49
(22) Internal Walls/Partitions	2,978,008.12
(23) Floors/Galleries	3,795,479.34
(24) Stairs/Ramps	649,102.95
(27) Roof	746,259.94
(28) Frames	2,139,604.72

**(30) Building Structure Completion**

(31) External Walls Completions	3,127,912.77
(32) Internal Walls/Partitions Completions	1,645,260.20
(33) Floors/Galleries Completion	620,525.97
(34) Stairs/Ramps Completions	409,340.84
(35) Suspended Ceilings	1,645,960.68
(37) Roofs Completions	94,500.90

**(40) Building Finishes**

(41) Wall Finishes Externally	510,541.98
(42) Wall Finishes Internally	1,785,572.38
(43) Floor Finishes	1,989,211.91
(44) Stairs/Ramps Finishes	124,705.07
(45) Ceiling Finishes	included above
(47) Roof Finishes	613,688.80

**(50) Building Services (Piped & Ducted)**

(51) Heating Centre	4,983,261.72
(52) Drainage and Refuse Disposal	Included above
(53) Water Distribution	Included above
(54) Gases Distribution	Included above
(55) Space Cooling	Included above
(56) Space Heating	Included above
(57) Ventilation and Air Conditioning	Included above

**(60) Building Services (Mainly Electrical)**

(61) Electrical Supply and Main Distribution	3,772,936.84
(62) Power	Included above
(63) Lighting	Included above
(64) Communication Services	Included above
(65) Security and Protection	Included above
(66) Transport Services	Included above

32,544,768.61

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**SUPERSTRUCTURE**

**Total Cost**

c/f

32,544,768.61

**(70) Building Fittings and Furniture**

(71) Display, Circulation Fittings	147,056.08
(72) Work, Rest, Play Fittings	124,023.44
(73) Culinary Fittings	0.00
(74) Sanitary Fittings	869,032.23
(75) Cleaning Maintenance Fittings	198,437.50
(76) Storage, Screening Fittings	218,281.25

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34,101,599.10



**PART V COMPENSATION COST CLAIM**

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COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**(10-80) EXTERNAL WORKS**

**Total Cost**

(10) Prepared Site	23,469.20
(20) Site Structures	12,403.34
(30) Site Enclosures	34,938.89
(40) Roads, Paths, Pavings	84,557.20
(50) Site Services (Piped & Ducted)	44,180.13
(60) Site Services (Mainly Electrical)	38,272.64
(70) Site Fittings	5,577.09
(80) Landscape, Play Areas	0.00

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243,398.48

**PART V COMPENSATION COST CLAIM**

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COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**(10-80) SITE DEVELOPMENT WORKS**

**Total Cost**

(10) Prepared Site	88,428.71
(20) Site Structures	54,571.30
(30) Site Enclosures	137,710.66
(40) Roads, Paths, Pavings	482,000.72
(50) Site Services (Piped & Ducted)	541,150.97
(60) Site Services (Mainly Electrical)	395,427.40
(70) Site Fittings	36,566.08
(80) Landscape, Play Areas	15,300.52

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**1,751,156.37**

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**ABNORMAL WORKS**

**Total Cost**

miscellaneous  
 Demolitions

175,000.00  
 285,000.00

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460,000.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**INDIRECT PROJECT COSTS**

**Total Cost**

Preliminaries

3,660,644.31

Insurances

300,000.00

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3,960,644.31

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**PROFESSIONAL FEES**

**Total Cost**

Design Team Fees (specify)

4,909,791.69

Legal Fees

444,500.00

Other Fees (specify)

Archeologist

Incl above

Assigned certifier

Incl above

Fire consultant

Incl above

Acoustic consultant

Incl above

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5,354,291.69

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**  
 COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

FINANCE COSTS	Total Cost
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Bank charges	3,499,213.31
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3,499,213.31

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

Existing Land Use Value	Total Cost
Development Value	
Existing Land Use Value	4,400,000.00
Equivalent Monetary Value	
forward to main cost summary	4,400,000.00

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**

COOKSTOWN CRESENT SECOND AVENUE - PART V - PHASE 2A (252 Units) - June. 2020

**SCHEME**

**Value Added Tax Calculation**

**Total Cost**

VAT on building works at 13..5%

5,040,789.14

VAT on professional fess @ 23%

1,027,193.72

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6,067,982.86





