



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

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 2458 E: Natasha.satell@dublincity.ie

Ms. Margaret Commane
Hughes Planning & Development Consultants
70 Pearse Street
Dublin 2

2nd December 2020
Ref: 912

RE: Former Steelworks Site, 32A, 32B, 33, 34 & 35 James Street, Dublin 8

Applicant: Cherry Core Ltd. and Jasmine Perfection Ltd.

Agent: Hughes Planning & Development Consultants

Validation Letter – Part V

Dear Sir / Madam,

Hughes Planning & Development Consultants, intend to lodge a planning application on behalf of their client Cherry Core Ltd. and Jasmine Perfection Ltd., to develop a site located at the former Steelworks Site, 32A, 32B, 33, 34 & 35 James Street, Dublin 8.

Hughes Planning & Development Consultants, on behalf of Cherry Core Ltd. and Jasmine Perfection Ltd., has engaged in Part V discussions with Dublin City Council 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 2458.

Yours sincerely,

pp. N. Satell

Lorraine Gaughran
Housing Development

Part V Development Cost Summary

Project Name/Location:

James Street Steelworks, Dublin 8

Gross floor area of whole development:

14,305

m2

Number of residential units:

189

Nr

Part V percentage obligation:

10%

Number of obliged Part V units:

18.9

Rounded

Part V Unit type proposed:

20

Part V Unit type Area:

			QTY	SQ Mtr	Ref No. from Site Plan	
	1 Bed	15	51			765
	2 bed	5	68			340
	2 bed	0	0			0
	2 bed	0	0			0
	3 bed	0	0			0
	4 bed	0	0			0
		20				1105

€

Land Cost @ Existing Use Value(without Planning Permission) *Agricultural*

To be Determined

Per Acre

Land Cost @ Development Use Value(with PP)

To be Determined

Per Acre

€

Construction cost

4,604,900.00

Builders profit @

460,490.00

10%

Sub Total 1

5,065,390.00

Land Cost	To be Determined	Existing Use Value
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The below figures can be estimates at the Pre Planning Part V Stage.

Design & certification	460,490.00	
Cost consultant / PM	Incl	
Landscape design	Incl	
Planning consultant	Incl	
Planning application & commencement notice	3,200.00	
Development contribution	217,965.80	
Bond	30,000.00	
Legal fees	50,000.00	
Auctioneers fees	0.00	
Home bond guarantee scheme	20,000.00	
Irish Water Connection	120,000.00	
ESB connection	19,000.00	
Financing:	598,604.58	
Stamp duty	0.00	

Sub Total 2

1,519,260.38

Total - ex VAT

6,584,650.38

Part V Cost(Unit) ex VAT

329,232.52

Part V Cost(Sq Metre) EX vat

5,958.96

Part V Cost(Unit) Including VAT

373,678.91
