

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 4th April 2018

Dear Sir/Madam,

Re: PLANNING APPLICATION FOR PHASE 1 DEVELOPMENT AT THE FORMER MAGEE BARRACKS, HOSPITAL STREET (R445), KILDARE TOWN, CO. KILDARE

PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015 & PART V

The proposal is for planning permission for a residential and neighbourhood centre development of 264 no. residential units consisting of 200 no. houses and 64 no. apartments. This Part V proposal letter accompanies a planning application to An Bord Pleanála for a Strategic Housing Development.

In order to meet the 10% Part V requirement, the applicant has identified the provision of 26 no. units comprising of 12 no. 1-bedroom apartments, 7 no. two-bed apartments, 6 no. three-bed duplex houses and 1 no. 4 bedroom house, subject to further discussion and final agreement with the Planning Authority and / or with an Appointed Housing Body.

These revised proposals are based on the housing need communicated to the applicant during consultation with Kildare County Council Housing Department and the Planning Authority's report on the pre-application consultation outlining their opinion on the proposed development, and will be subject to further discussion, negotiation and agreement, following receipt of a final grant of permission.

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, Ballymount Properties Limited:

- (i) *Part V drawing prepared by RKD Architects of the site layout plan and, illustrating the location within the scheme of the proposed Part V units, and a schedule of accommodation. The architectural drawings submitted with the application includes detailed drawings of all units within the scheme;*
- (ii) *Applicant's 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 Kildare County Council

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Housing Department following receipt of a final grant of permission and prior to commencement of development.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government.

Please note that the details submitted in respect to compliance with Part V are indicative and are subject to future discussions and agreement with the Planning Authority.

We trust that this is satisfactory in the context of this request for pre-application consultation with An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates

A total of 26 no. social housing units proposed from 264 units. Units distributed throughout the site, in groups ranging from 1 to 12.

Units include the typical residential mix of apartments, duplex, two and three storey 3&4 bed and semi-detached units. The house unit numbers are as follows:

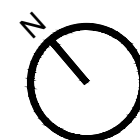
Description	Nr	Area	Total ft2	Rate	Sub Total	Total
Construction Costs						
House Type H apartments	12	581.256	6975.072	€140.00	€976,510.08	
House Type G ground floor duplex apartments	7	888.03	6216.21	€140.00	€870,269.40	
House Type F semi-detached	1	1323.97	1323.97	€140.00	€185,355.80	
House Type G duplex houses	6	1323.97	7943.82	€140.00	€1,112,134.80	
	26				€3,144,270.08	
Add						
Profit @ 12.5%				12.50%	€393,033.76	
					€3,537,303.84	€3,537,303.84
Development Costs						
Contribution & Charges (planning, etc.)	26			€6,500.00	€169,000.00	
Service connections Fees	26			€1,000.00	€26,000.00	
Indirect Costs (Prelims & Insurances)	26			€2,750.00	€71,500.00	
Site Investigations	26			€75.00	€1,950.00	
Certification of Compliance	26			€750.00	€19,500.00	
Professional Fees	26			€8,725.00	€226,850.00	
Legal Fees	26			€3,500.00	€91,000.00	
Finance Costs	26			€8,350.00	€217,100.00	
					€822,900.00	
Add						
Profit @ 0% n/a				0.00%	€0.00	
					€822,900.00	€822,900.00
Land Cost						
Per Plot	26			€1,000.00	€26,000.00	
					€26,000.00	
Add						
Profit @ 0% - n/a				0.00%	€0.00	
					€26,000.00	€26,000.00
						€4,386,203.84
Deduct contribution of .4 of 1 unit based on the average cost above for the 26 units						€67,480.00
Total less the .4 allowance						€4,318,723.84

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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Notes

SITE PLAN
1:750 @ A1



INDICATIVE LANDSCAPE LAYOUT - PLEASE REFER TO BSM LANDSCAPE ARCH. FOR LANDSCAPE DESIGN

PART V

26 PART V UNITS

UNIT TYPE	DESCRIPTION	NO. OF PART V UNITS	UNIT AREA (GROSS)	RATIO MIX
TOTAL 264 UNITS PROPOSED WITHIN PHASE I		26 No.		
H	ONE BED APARTMENT (TWO BLOCKS OF SIX UNITS PER BLOCK)	12 No.	54 sqm	46%
G	TWO BED APARTMENT (GROUND FLOOR)	7 No.	82.5 sqm	27%
G	THREE BED DUPLEX APARTMENT (FIRST & SECOND FLOOR)	6 No.	123 sqm	23%
F	SEMI DETACHED FOUR BED HOUSE - TERRACE	1 No.	143 sqm	4%
PLEASE REFER TO RKD DRAWING FOR DETAILED FLOOR PLANS & ELEVATIONS.				
KILDARE INDICATED HOUSING NEED: 44% 1 BED / 35% 2 BED / 20% 3 BED / 1% 4 BED				

BOUNDARY LEGEND

- PHASE I SITE BOUNDARY
- MASTERPLAN SITE BOUNDARIES

REV	DATE	CHK BY	DESCRIPTION
05	12.01.18	CB	UPDATED COMM. ZONE + UNIT TYPES
04	18.12.17	JJW	PLANNING SUBMISSION
03	04.12.17	JJW	PART V ALLOCATION PROPOSAL
02	17.11.17	JJW	GENERAL MASTERPLAN REVISIONS
01	08.11.17	JJW	RESIDENTIAL MIX (DUPLX & 1 BED)

CLIENT: BALLYMOUNT PROPERTIES LTD.

STATUS: **PLANNING**

PROJECT: RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT ADDRESS: FORMER MAGEE BARRACKS SITE, KILDARE TOWN

DWG TITLE: PHASE I PART V ALLOCATION

DWG NO: A1304 REV: 05

JOB NO: 16034 SCALE @ A1: 1:750

DATE: 23/03/2018 DRN: CB

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Refer to BSM landscape drawings for potential future options for this connection to Magee Terrace subject to agreement with Planning Authority.