

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Date: 14th April 2022
Reference: PT JN 21049

Dear Sir / Madam,

RE: PART V PROPOSALS IN RESPECT OF A STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 645 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, A COMMUNITY FACILITY, 5 NO. COMMERCIAL UNITS AND ALL ASSOCIATED DEVELOPMENT ON A SITE AT FOSTERSTOWN NORTH, DUBLIN ROAD / R132, SWORDS, CO. DUBLIN

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2021

On behalf of the applicant, J. Murphy (Developments) Limited, we submit this cover letter in respect to the Part V proposals for the above referenced proposed SHD development of 645 no. residential units at Fosterstown North, Dublin Road / R132, Swords, Co. Dublin.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 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, please find the following information enclosed on behalf of the applicant:

- (i) Part V Booklet prepared by PCOT Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed 65 no. Part V units within Block 7 (10%) (as set out above) and a schedule of areas;
- (ii) Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit; and
- (iii) A letter from the applicant's solicitor confirming exemption from the additional 10% requirement arising under the Affordable Housing Act 2021.

The applicant has entered into initial discussions with the Housing Department of Fingal County Council and an Approved Housing Body in respect to the Part V provision on site. Subject to receiving a decision to grant permission, the applicant will engage further with Fingal County Council Housing Department prior to commencement of development, which will be a requirement of a condition of planning, to agree the details of the Part V agreement for the development.

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We acknowledge that the Affordable Housing Act 2021, which was commenced on the 3rd September 2021, increases the Part V requirement to 20% from 10%, to provide an additional 10% affordable housing provision, on applications for residential development in respect of sites acquired before 1st September 2015 and after the 31st July 2021. The applicant has confirmed that the site was acquired by the applicant in March 2020 (see letter from B. Vincent Hoey & Co. Solicitors accompanying the Part V documents) and therefore is not subject to an additional 10% affordable housing requirement.

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 the Part V proposals if required.

Yours faithfully,



John Spain Associates

Part V Schedule of Accommodation & Approximate Cost

Fosterstown North, Swords, Co. Dublin
Part V - Block 7 - 65 Apartments

Apartment No.	Unit Type	Net sq m	Construction Cost per Sq M €	Site costs per SQM	Attributable Costs per SQM	All in Cost per SQM	Nett cost per unit €	VAT @ 13.5%	All in Cost inclusive of VAT
1	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
2	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
3	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
4	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
5	2 bed	82.3	3,390	718	896	5,004	411,829	55,597	467,426
6	3 bed	102.1	3,390	718	896	5,004	510,908	68,973	579,881
7	2 bed	89.7	3,390	718	896	5,004	448,859	60,596	509,455
8	1 bed	69.7	3,650	718	896	5,264	366,901	49,532	416,432
9	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
10	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
11	1 bed	56.6	3,650	718	896	5,264	297,942	40,222	338,165
12	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
13	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
14	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
15	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
16	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
17	2 bed	82.3	3,390	718	896	5,004	411,829	55,597	467,426
18	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
19	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
20	2 bed	89.7	3,390	718	896	5,004	448,859	60,596	509,455
21	1 bed	69.7	3,650	718	896	5,264	366,901	49,532	416,432
22	1 bed	60.4	3,650	718	896	5,264	317,946	42,923	360,868
23	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
24	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
25	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
26	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
27	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
28	2 bed	82.4	3,390	718	896	5,004	412,330	55,664	467,994
29	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
30	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747
31	2 bed	82.3	3,390	718	896	5,004	411,829	55,597	467,426
32	1 bed	50.4	3,650	718	896	5,264	265,306	35,816	301,122
33	2 bed	81.3	3,390	718	896	5,004	406,825	54,921	461,747

B. VINCENT HOEY & Co.

SOLICITORS

Our Ref: MUR0184/26/NC

7th April, 2022

LAW CHAMBERS,
FAIR STREET,
DROGHEDA, CO. LOUTH,
A92 FPH9.

Your Ref:

☎ 041-9831001/2/3.
FAX: 041-9839060.

TO WHOM IT MAY CONCERN

DX 23015.

VAT No.: 4745498E

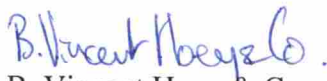
Re: Our Client: J. Murphy (Developments) Limited
Property: Lands at Fosterstown North, Swords, Co. Dublin
comprised in Folio DN6462

Dear Sirs,

We act on behalf of J. Murphy (Developments) Limited of Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth, the owner of the above-named Property.

We confirm that J. Murphy (Developments) Limited acquired the above-named Property in March 2020. Our client will therefore be relying on Part V of the Planning and Development Act 2000 as amended by s46 of the Affordable Housing Act 2021, whereby for land purchased between 1 September 2015 and 31 July 2021, any new planning permission granted between 1 August 2021 and 31 July 2026 will have a 10% Part V requirement.

Yours faithfully,


B. Vincent Hoey & Co.

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