



# Comhairle Contae Chill Mhantáin Wicklow County Council

## Tithíocht - Housing

Áras An Chontae / County Buildings  
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Rosemarie McLaughlin,  
MacCabe Durney Barnes,  
20 Fitzwilliam Place,  
Dublin 2  
D02Y V58

27<sup>th</sup> March 2020

### **RE: PROPOSED APPLICATION FOR DEVELOPMENT OF 232 UNITS AT CARMELITE MONASTERY, DELGANY, CO. WICKLOW**

#### **SUBJECT TO CONTRACT AND CONTRACT DENIED**

Dear Ms. McLaughlin,

I refer to the above proposed Planning Application by MacCabe Durney Barnes on behalf of Drumkilla Ltd PLC for 232 units at development address Carmelite Monastery, Delgany, Co. Wicklow and the submission of the 26<sup>th</sup> March 2020 to the Council in relation to the manner in which your company propose to fulfill your obligations under Part V of the Planning and Development Acts 2000-2015.

Subject to Contract and to further detailed agreement upon the grant of a Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle only that your clients Part V obligations may be satisfied by the provision of 24 units as follows:

8 x 1 bed H21B Type A 2 person unit  
8 x 2 bed H22b Type A 4 person unit  
8 x 2 bed H22b Type B 3 person unit

As included in your submission received 26<sup>th</sup> March 2020 and outlined in Site Layout Drawing No. PL-C-168-PV-02 dated March 2020.

The Apartments appear to be in accordance with the target areas as set out in the Quality Housing for Sustainable Communities (allowing up to 10%).

While the Council's preference is for houses these units do meet a significant need in the area and may be acceptable.

It should be noted that this letter is preliminary only and that the final provision in compliance with your/your clients Part V obligations and the costings relating thereto which



are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanala on appeal.

It should be noted that where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfill Part V requirements. Developers should notify the housing authority where they are engaging with an approved housing body, in this regard. It is noted that this document represents the current position. Any amendments or up to date guidelines made by the executive will be published on [wicklowcoco.ie](http://wicklowcoco.ie)

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the satisfying of your/your clients Part V obligations under the said Planning Permission when granted. Units should be pepper potted throughout the development however the Housing Authority may give consideration to groupings of up to four houses together.

When applying for this permission, the Director's of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a Part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge his/her Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided and
3. Financial aspects – it is noted that indicative costs have been received and they should be submitted with your planning applications.

Yours sincerely,



**David Porter**

**Administrative Officer  
Housing, Capital Projects  
Wicklow County Council**



## Rosie McLaughlin

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**From:** Rosie McLaughlin  
**Sent:** 26 March 2020 13:16  
**To:** David Porter  
**Cc:** Jerry Barnes  
**Subject:** Delgany Pre app SHD Part V  
**Attachments:** Part V Pre App Schedule of Accommodation Costs summary.pdf; PL-C-168-SL-Part V 26 3 20.pdf; Drumakilla Ltd Part V Apartment Block H2 2020 3 24 Rev0.pdf

Without prejudice

Dear Dave,

I hope you and your team are well in these difficult times.

In relation to the a proposed pre application to An Bord Pleanala regarding a SHD at Delgany, Co Wicklow we have engaged by email and on the phone with yourself and have sent through drawings before.

Drumakilla Ltd intend to make the SHD application this week.

Attached in relation to Part V obligations

- layout drawing to be submitted to ABP and floor plans to be submitted to ABP
- detailed initial schedule of accommodation costs confidential to WCC Part V section
- schedule of accommodation and costs summary to be submitted to ABP

In summary, it is proposed that **24 units for Part V** are for consideration by Wicklow Co. Council. The proposed development is for 232 units.

- 8 No. 1 bed H21B Type A
- 8 No. 2 bed H22b Type A
- 8 No. 2 bed H22b Type b

As discussed Wicklow Co. Council prefer the involvement of an Approved Housing Body and we have had discussions with Respond who are happy to come on board subject to WCC agreement.

This is the pre application stage and not the final application so the applicant will be returning to you after the opinion of the Board as there may be amendments to layout/numbers/design and the applicant will fully engage with the Part V section.

I trust the enclosed is sufficient from our previous engagements.

**I would be grateful if you could acknowledge this email and indicate that we have engaged with the Council and in principle a proposal of 24 units is acceptable and I would use that email in the SHD pre application pack for the Board.**

Kind regards,

Rosemarie McLaughlin

## Part V Schedule of Accommodation & Costs

**Developer:** Drumakilla Ltd

**Development Address:** Convent Road Delgany Co Wicklow

**Planning Authority:** Wicklow County Council

Apartment Block Ref	Apartment Nr	Apartment Type	Nr of Beds / Apt	Gross Internal Floor Area (Sqmtr)	Total Cost per Apt (incl Vat)
H2	200 - PV	Type A	1	45.0	€ 214,191.91
H2	201 - PV	Type A	2	76.7	€ 358,554.15
H2	202 - PV	Type A	2	76.7	€ 358,554.15
H2	203 - PV	Type A	1	45.0	€ 214,191.91
H2	204 - PV	Type B	2	65.0	€ 303,278.55
H2	205 - PV	Type B	2	65.0	€ 303,278.55
H2	206 - PV	Type B	2	65.0	€ 303,278.55
H2	207 - PV	Type B	2	65.0	€ 303,278.55
H2	208 - PV	Type A	2	76.7	€ 358,554.15
H2	209 - PV	Type A	2	76.7	€ 358,554.15
H2	210 - PV	Type A	1	45.0	€ 214,191.91
H2	211 - PV	Type A	1	45.0	€ 214,191.91
H2	212 - PV	Type A	1	45.0	€ 214,191.91
H2	213 - PV	Type A	2	76.7	€ 358,554.15
H2	214 - PV	Type A	2	76.7	€ 358,554.15
H2	215 - PV	Type A	1	45.0	€ 214,191.91
H2	216 - PV	Type B	2	65.0	€ 303,278.55
H2	217 - PV	Type B	2	65.0	€ 303,278.55
H2	218 - PV	Type B	2	65.0	€ 303,278.55
H2	219 - PV	Type B	2	65.0	€ 303,278.55
H2	220 - PV	Type A	2	76.7	€ 358,554.15
H2	221 - PV	Type A	2	76.7	€ 358,554.15
H2	222 - PV	Type A	1	45.0	€ 214,191.91
H2	223 - PV	Type A	1	45.0	€ 214,191.91
			Total Part V Cost:-- € 7,008,196.88		
			Average per Unit:-- € 292,008.20		

DRUMAKILLA LTD Part V Costings		CARMELITE LANDS CONVENT ROAD DELGANY				
		PROPOSED RESIDENTIAL DEVELOPMENT		24/03/2020	Rev0	
Ref	Description	APARTMENT BLOCK H2 - 36 Apartments Costs		APARTMENT BLOCK H2 - 24 PART V Apartments Costs		
		4,492.64 m2		2,995.09 m2		
1	Construction Costs (excl. Vat and Profit)					
	Substructure	€	1,029,547.41	€	686,364.94	
	Superstructure	€	5,393,957.39	€	3,595,971.59	
	External Works (Incl in Site Dev Works)	€	-	€	-	
	Preliminaries	€	420,000.00	€	280,000.00	
		€	1,523.27	€	1,523.27	
		€	6,843,504.80	€	4,562,336.53	
2	Site Development Works					
	Roads / Paths / S&F On-Site Drainage / Landscaping / Boundary Walls / ESB Substation / Bin Collection Shelters / Street Furniture / etc €5,572,460.56.	€	864,692.28	€	576,461.52	
	S&F Off-Site Drainage €398,321.00.	€	61,808.40	€	41,205.60	
3	Abnormal works					
	Sloping Site (Retaining Walls) €253,500.00.	€	39,336.00	€	26,224.00	
	Preliminaries on abnormal works	incl		incl		
		€	965,836.68	€	643,891.12	
4	Builders Profit					
		€	585,700.61	€	390,467.07	
		€	8,395,042.09	€	5,596,694.73	
	Sub-total nr 1					
5	Attributable Developers Costs					
	5a) Design Team Fees					
	i) Architects fees & Assigned Certifier	€	503,702.53	€	335,801.68	
	ii) Engineers (Structural, Civil & Services) Design fees	Incl		Incl		
	iii) Building Conservation Architects Design fees	Incl		Incl		
	iv) Bat Conservation Report and Works	Incl		Incl		
	v) Archeological Design fees	Incl		Incl		
	vi) Topographical Survey	Incl		Incl		
	vii) Site Ground Investigations	€	775.00	€	516.67	
	viii) Testing - BER, (€550.00) CBR (€600.00), Air Test (€350.00), Noise monitoring (€350.00) per house	€	20,000.00	€	13,333.33	
	ix) Planning Consultants	€	6,200.00	€	4,133.33	
	5b) Utilities					
	Irish Water Contributions					
	i) Irish Water - Domestic Drinking Water for Developments. €1,848.00/unit.	€	66,528.00	€	44,352.00	
	ii) Irish Water - Waste Water for Developments. €3,499.00/unit.	€	125,964.00	€	83,976.00	
	ESB Networks Connection Fees					
	ESB Networks - Domestic Electrical connection fees for Housing Developments exceeding 20 units. €685.00/unit.	€	24,660.00	€	16,440.00	
	Eircom Connection Fees					
	Connection fee per unit €203.00	€	7,308.00	€	4,872.00	
	Bord Gais Connection Fees					
	Builders Work in connection with Service Providers outside Site Boundary					
	Public roadside trenching & ducting - €350.00/unit	€	12,600.00	€	8,400.00	
	5c) Legal Expenses					
	Legal expenses associated with site acquisition					
	Legal fees	€	6,500.00	€	4,333.33	
	Stamp Duty	€	124,138.08	€	82,758.72	
	Legal expenses associated with unit sales / transfer to WCC					
	Legal fees - €1,500.00/unit	€	54,000.00	€	36,000.00	
	Auctioneers fees including Advertising - €450/unit	€	16,200.00	€	10,800.00	
	Stamp Duty - €3,000.00/unit	€	108,000.00	€	72,000.00	
	5d) Home Bond Registration.					
	(€825.00/unit std charge)	€	29,700.00	€	19,800.00	
	5e) Planning Fees / Development Contributions (€1,866,908.40/232 nr = €8,047.02/unit)	€	289,692.72	€	-	
	Initial Preliminary Planning Fees	€	7,500.00	€	5,000.00	
	Traffic Count & Surveys	€	7,000.00	€	4,666.67	
	5f) Bond (Financing WCC Bond of €1,800,000.00)	€	67,034.00	€	44,689.33	
	5g) Finance Charges					
	Actual financing cost for site acquisition and construction including financing = €26,984.49/init.	€	26,984.49	€	17,989.66	
		€	1,504,486.82	€	809,862.73	
6	Sub-total nr 2					
		€	9,899,528.91	€	6,406,557.46	
7	Land Cost	€	-	€	-	
8	Total excluding VAT	€	9,899,528.91	€	6,406,557.46	
9	Vat at 13.5%	36 No Apartment	€	1,336,436.40	€	864,885.26
10	Total including VAT	Block H2 Cost	€	11,235,965.31	€	7,271,442.71



## Rosie McLaughlin

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**From:** Rosie McLaughlin  
**Sent:** 08 September 2020 11:11  
**To:** David Porter  
**Cc:** Jerry Barnes  
**Subject:** FW: Delgany Pre app SHD Part V  
**Attachments:** Part V Pre App Schedule of Accommodation Costs summary.pdf; PL-C-168-SL-Part V 26 3 20.pdf; Drumakilla Ltd Part V Apartment Block H2 2020 3 24 Rev0.pdf; Part V letter WCC.pdf

WCC ref. PP20/41  
ABP Ref. 307045-20

Dear Dave,

Drumakilla Ltd had a tripartite meeting with WCC and An Bord Pleanala in relation to the proposed SHD at Delgany.

We indicated we would revert to the Part V section after the tri partite meeting as the layout/numbers/mix may change. The Board did not raise in their opinion any issues regarding the layout, mix, density or Part V and accordingly the applicant intends to retain the layout, numbers and mix as was submitted at the pre application stage to the Board.

The attached documents were considered by WCC at the pre application stage and I enclose the letter from you that agreed in principle the proposed Part V. We note your point that the Part V will be only be agreed in detail after a grant of permission.

Having regard to the above I would be grateful if you would confirm that the existing agreement in principle is acceptable to include with the application to An Bord Pleanala as there is no change to the Part V proposal.

I would be grateful if you could confirm you received this email.

Kind regards

**Rosemarie McLaughlin**  
**MACCABE DURNEY BARNES**

20 Fitzwilliam Place, D02YV58, Dublin 2 | T:+353 1 6762594 | M:+353 876787323 | W:[www.mdb.ie](http://www.mdb.ie)

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**From:** Rosie McLaughlin  
**Sent:** 26 March 2020 13:16  
**To:** David Porter <DPorter@wicklowcoco.ie>  
**Cc:** Jerry Barnes <jbarnes@mdb.ie>  
**Subject:** Delgany Pre app SHD Part V

Without prejudice

Dear Dave,

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