

Appendix F

Correspondence with Kildare County Council Regarding Part V

Part V Proposal Sheet

Planning Reference Number

ABP-302334-18

Name of Developer/Landowner

McCourt Developments Ltd

Location of Development (include site location map, Site to be highlighted in red.)

Earl's Court, Kill,
Co. Kildare

Site area

6.3 ha Gross

4.3 ha Nett

Details of Proposed Development

Residential development of 136 no. dwellings, 1 vehicular link at Kill Hill Lane, 2 no. vehicular connections to The Avenue, Earl's Court, a further pedestrian link at No. 16 The Green, Earl's Court, the provision of a new Heritage Trail and all associated and ancillary site development works.

Details of Proposed Part V (include site layout drawing with Part V Units clearly identified, unit drawings with room dimensions and storage provision identified and completed cost template for individual house types to be transferred as per attached cost template)

| Unit type | House / Apartment please tick | House Type & House No.(s) | No of Units | Unit size (m2) | Unit cost € | Onsite/offsite Please tick |
|-----------|--|------------------------------------|----------------|----------------------|----------------|---|
| One bed | H A <input checked="" type="checkbox"/> | J | 1 | 52 m ² | | <input checked="" type="checkbox"/> On Off |
| One Bed | H A <input checked="" type="checkbox"/> | K | 2 | 58 m ² | | <input checked="" type="checkbox"/> On Off |
| One Bed | H A <input checked="" type="checkbox"/> | J1 | 1 | 52 m ² | | <input checked="" type="checkbox"/> On Off |
| One Bed | H A <input checked="" type="checkbox"/> | K1 | 2 | 58 m ² | | <input checked="" type="checkbox"/> On Off |
| Two Bed | H <input checked="" type="checkbox"/> A | N | 6 | 81 m ² | | <input checked="" type="checkbox"/> On Off |
| Three Bed | H <input checked="" type="checkbox"/> A | M | 2 | 107.3 m ² | | <input checked="" type="checkbox"/> On Off |

Part V Design Assessment Template
Space provision & room sizes for Typical Apartments.

N.B. Please complete space provision and room size template for each unit type to be delivered:

Applicant: **McCourt Developments Ltd**
 Site Location: **Earl's Court, Kill, Co. Kildare**
 No. of Part V units Proposed (10%): **14**
 Date: **03.12.2018**

Apartment types are defined in terms of the number of bedrooms being proposed. Please refer to DHPCLG guideline manual titled 'Sustainable Urban Housing; Design Standards for new Apartments' 2018, for full details on apartment classification & design requirements.

Apartment J: 1 Bed / 2 ppl.

Assessment carried out in accordance with DHPCLG 'Sustainable Urban Housing; Design Standards for new Apartments' 2018.

| Accommodation | Target Flr. Areas (DoEHLG/KCC) | Provision | Min. width | Provision | Comment ✓ or X |
|--|--------------------------------|---------------------|------------|-----------|-------------------|
| Gross Floor Area | 45 m ² | 55.2 m ² | | | |
| Living/Dining area | 11 m ² | 27.5 m ² | 3.3 m | 3.46 m | ✓ |
| Agg. Living Area | 23 m ² | 27.5 m ² | | | ✓ |
| Bedroom 1 | 11.4 m ² | 11.5 m ² | 2.8 m | 3.28 m | ✓ |
| Agg. Bedroom Area | 11.4 m ² | 11.5 m ² | | | ✓ |
| Storage | 3 m ² | 5.9 m ² | | | ✓ |
| Private Amenity | 5 m ² | 6 m ² | 1.5 m | 1.56 m | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| * Room areas exclude built -in storage <p style="text-align: center;">Advisory notes.</p> <p>Plans/Calculations. Floor areas should be in square metres and should be calculated from internal room dimensions. In addition planning drawings must include the principal dimensions of each room as well as the aggregate floor area of each room.</p> <p>Ceiling Height. It is a specific planning policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m.</p> <p>Lift & Stair cores. Requirement that up to a max. of 8 apartments per floor per individual stair/lift core may be provided in apartment schemes.</p> <p>Storage.</p> | | | | | |

1. Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres.
2. It is a specific planning policy requirement that where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in the guidelines.
3. Apartment schemes may provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block is encouraged.
This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies, however such storage does not satisfy bicycle parking requirements.

Private Amenity Space.

1. Shall be clearly shown on design drawings.
2. Private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. Where provided a ground level, private amenity space level shall incorporate boundary treatment appropriate to ensure privacy and security.
3. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the minimum floor area requirement.
4. Balconies should be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies and should have level access from the main living space.

Security.

Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration may be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

Apartment K: 1 Bed / 2 ppl.

Assessment carried out in accordance with DHPCLG 'Sustainable Urban Housing; Design Standards for new Apartments' 2018.

| Accommodation | Target Flr. Areas (DoEHLG/KCC) | Provision | Min. width | Provision | Comment ✓ or X |
|--|--------------------------------|---------------------|------------|-----------|-------------------|
| Gross Floor Area | 45 m ² | 58 m ² | | | |
| Living/Dining area | 11 m ² | 28 m ² | 3.3 m | 4.35 m | ✓ |
| Agg. Living Area | 23 m ² | 28 m ² | | | ✓ |
| Bedroom | 11.4 m ² | 15.2 m ² | 2.8 m | 3.44 m | ✓ |
| Agg. Bedroom Area | 11.4 m ² | 15.2 m ² | | | ✓ |
| Storage | 3 m ² | 4.9 m ² | | | ✓ |
| Private Amenity | 5 m ² | > 42 m ² | 1.5 m | > 3 m | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| <p>* Room areas exclude built -in storage</p> <p style="text-align: center;">Advisory notes.</p> <p>Plans/Calculations. Floor areas should be in square metres and should be calculated from internal room dimensions. In addition planning drawings must include the principal dimensions of each room as well as the aggregate floor area of each room.</p> <p>Ceiling Height. It is a specific planning policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m.</p> <p>Lift & Stair cores. Requirement that up to a max. of 8 apartments per floor per individual stair/lift core may be provided in apartment schemes.</p> <p>Storage.</p> <ol style="list-style-type: none"> Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres. It is a specific planning policy requirement that where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to <u>half</u> of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in the guidelines. Apartment schemes may provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block is encouraged. | | | | | |

This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies, however such storage does not satisfy bicycle parking requirements.

Private Amenity Space.

1. Shall be clearly shown on design drawings.
2. Private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. Where provided a ground level, private amenity space level shall incorporate boundary treatment appropriate to ensure privacy and security.
3. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the minimum floor area requirement.
4. Balconies should be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies and should have level access from the main living space.

Security.

Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration may be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

Apartment J1: 1 Bed / 2 ppl.

Assessment carried out in accordance with DHPCLG 'Sustainable Urban Housing; Design Standards for new Apartments' 2018.

| Accommodation | Target Flr. Areas (DoEHLG/KCC) | Provision | Min. width | Provision | Comment ✓ or X |
|---|--------------------------------|---------------------|------------|-----------|-------------------|
| Gross Floor Area | 45 m ² | 52 m ² | | | |
| Living/Dining area | 11 m ² | 27.5 m ² | 3.3 m | 3.46 m | ✓ |
| Agg. Living Area | 23 m ² | 27.5 m ² | | | ✓ |
| Bedroom 1 | 11.4 m ² | 11.5 m ² | 2.8 m | 3.28 m | ✓ |
| Agg. Bedroom Area | 11.4 m ² | 11.5 m ² | | | ✓ |
| Storage | 3 m ² | 5.9 m ² | | | ✓ |
| Private Amenity | 5 m ² | 6 m ² | 1.5 m | 1.56 m | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| * Room areas exclude built -in storage | | | | | |
| Advisory notes. | | | | | |
| Plans/Calculations. | | | | | |
| Floor areas should be in square metres and should be calculated from internal room dimensions. In addition planning drawings must include the principal dimensions of each room as well as the aggregate floor area of each room. | | | | | |
| Ceiling Height. | | | | | |
| It is a specific planning policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m. | | | | | |
| Lift & Stair cores. | | | | | |
| Requirement that up to a max. of 8 apartments per floor per individual stair/lift core may be provided in apartment schemes. | | | | | |
| Storage. | | | | | |
| 1. Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres. | | | | | |
| 2. It is a specific planning policy requirement that where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to <u>half</u> of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in the guidelines. | | | | | |
| 3. Apartment schemes may provide storage for bulky items outside individual units (i.e. | | | | | |

at ground or basement level). Secure, ground floor storage space allocated to

individual apartments and located close to the entrance to the apartment block is encouraged.

This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies, however such storage does not satisfy bicycle parking requirements.

Private Amenity Space.

1. Shall be clearly shown on design drawings.
2. Private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. Where provided a ground level, private amenity space level shall incorporate boundary treatment appropriate to ensure privacy and security.
3. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the minimum floor area requirement.
4. Balconies should be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies and should have level access from the main living space.

Security.

Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration may be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

Apartment K1: 1 Bed / 2 ppl.

Assessment carried out in accordance with DHPCLG 'Sustainable Urban Housing; Design Standards for new Apartments' 2018.

| Accommodation | Target Flr. Areas (DoEHLG/KCC) | Provision | Min. width | Provision | Comment ✓ or X |
|--|--------------------------------|---------------------|------------|-----------|-------------------|
| Gross Floor Area | 45 m ² | 58 m ² | | | |
| Living/Dining area | 11 m ² | 28 m ² | 3.3 m | 4.35 m | ✓ |
| Agg. Living Area | 23 m ² | 28 m ² | | | ✓ |
| Bedroom | 11.4 m ² | 15.2 m ² | 2.8 m | 3.44 m | ✓ |
| Agg. Bedroom Area | 11.4 m ² | 15.2 m ² | | | ✓ |
| Storage | 3 m ² | 4.9 m ² | | | ✓ |
| Private Amenity | 5 m ² | > 42 m ² | 1.5 m | > 3 m | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| <p>* Room areas exclude built -in storage</p> <p style="text-align: center;">Advisory notes.</p> <p>Plans/Calculations. Floor areas should be in square metres and should be calculated from internal room dimensions. In addition planning drawings must include the principal dimensions of each room as well as the aggregate floor area of each room.</p> <p>Ceiling Height. It is a specific planning policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m.</p> <p>Lift & Stair cores. Requirement that up to a max. of 8 apartments per floor per individual stair/lift core may be provided in apartment schemes.</p> <p>Storage.</p> <ol style="list-style-type: none"> Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres. It is a specific planning policy requirement that where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to <u>half</u> of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in the guidelines. Apartment schemes may provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block is encouraged. | | | | | |

This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies, however such storage does not satisfy bicycle parking requirements.

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3. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the minimum floor area requirement.
4. Balconies should be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies and should have level access from the main living space.

Security.

Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration may be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

Part V Design Assessment Template
Space provision & room sizes for Typical Dwellings.

Dwelling Type M: 3 Bed/5P/2 storey.

Assessment under DHPCLG best practice guidelines manual, 'Quality Housing for Sustainable Communities',

| Accommodation | Target Floor. Areas (min.) | Provision | Min. width (min.) | Provision | Comment ✓ or X |
|---|----------------------------|----------------------|---|-----------|-------------------|
| Gross Floor Area | 92m ² | 107.3 m ² | | | ✓ |
| Living Room | 13m ² | 39.6 m ² | 3.8m | **3.65m | ✓ |
| Agg. Living Area | 34m ² | 39.6 m ² | **Living Room Dimensions 3.65 x 9.76 | | ✓ |
| Bedroom 1* (main bedroom) | 13m ² | 14.1 m ² | 2.8m | 3 m | ✓ |
| Bedroom 2 (Double) | 11.4m ² | 13.8 m ² | 2.8m | 2.9 m | ✓ |
| Bedroom 3 (Single) | 7.1m ² | 9 m ² | 2.1m | 2.55 m | ✓ |
| Agg. Bedroom Area | 32m ² | 36.9 m ² | | | ✓ |
| Storage | 5m ² | 5.7 m ² | Storage is calculated under CDP standards below as it exceeds DHPCLG manual standards | | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| Advisory notes. | | | | | |
| <p>Main Bedroom* The area of the main Bedroom should be at least 13m² in a dwelling designed to accommodate three or more persons.</p> <p>Layout.</p> <ol style="list-style-type: none"> All proposed Part V units shall be pepper potted throughout the site and not located within a cluster. The layout of the dwelling shall be designed to make effective use of natural daylight and sunlight, as far as practicable. Dwellings should be orientated so that all major rooms get direct sunlight at sometime during the day. <p>Circulation.</p> <ol style="list-style-type: none"> Access to each of the principal rooms, including the main bathroom/WC, should be directly from the main internal circulation area and not from another room, however, the dining room may open off the main living room and/or the kitchen without direct access from the circulation area. The kitchen should be located so that there is a convenient route to the front access door and the door leading to the rear garden, where provided. In dwellings of two or more storeys, where there is no bedroom at entry level, there should be space within the living area at entry level that could conveniently and safely accommodate a bed space. Doors and opening sections of windows shall not create hazards for users of circulation routes. <p>Kitchen Layout.</p> | | | | | |

- | | |
|--|--|
| <ol style="list-style-type: none">1. The distance between floor units and an opposite wall, or opposite floor units, should be at least 1500mm.2. It is desirable there should be a direct route, i.e. other than through another room, from the kitchen to the front door.3. Adequate natural lighting and a direct view to the outside should be provided | |
|--|--|

Bathroom.

1. Where a bathroom window is provided it should be located where it does not interfere with the shower area or bath and can be opened conveniently and safely, e.g., not directly over the bath.
2. The bathroom layout (relative position of fittings and circulation space) should facilitate later adaptation for wheelchair users, if required.
3. A bath should normally be provided and be fitted with a shower.
Grab rails should be provided to assist entrance to, egress from and safe use of the shower. A suitable shower screen and any associated fittings should also be installed.

Dwelling Type N: 2 Bed/4P/2 storey.

Assessment under DHPCLG best practice guidelines manual, 'Quality Housing for Sustainable Communities',

| Accommodation | Target Floor. Areas (min.) | Provision | Min. width (min.) | Provision | Comment ✓ or X |
|---|----------------------------|---------------------|---|-----------|-------------------|
| Gross Floor Area | 80m ² | 81 m ² | | | ✓ |
| Living Room | 13m ² | 33.7 m ² | 3.6 m | 3.7 m | ✓ |
| Agg. Living Area | 30m ² | 33.7 m ² | | | ✓ |
| Bedroom 1* (main bedroom) | 13m ² | 13.8 m ² | 2.8m | 2.8 m | ✓ |
| Bedroom 2 (Double) | 11.4m ² | 11.9 m ² | 2.8m | 2.8 m | ✓ |
| Agg. Bedroom Area | 25m ² | 25.7 m ² | | | ✓ |
| Storage | 4 m ² | 6.38 m ² | Storage is calculated under CDP standards below as it exceeds DHPCLG manual standards | | ✓ |
| Accessible toilet - (Part M-Building Regulations) | | | | | ✓ |
| <p>Advisory notes.</p> <p>Main Bedroom* The area of the main Bedroom should be at least 13m² in a dwelling designed to accommodate three or more persons.</p> <p>Layout.</p> <ol style="list-style-type: none"> All proposed Part V units shall be pepper potted throughout the site and not located within a cluster. The layout of the dwelling shall be designed to make effective use of natural daylight and sunlight, as far as practicable. Dwellings should be orientated so that all major rooms get direct sunlight at sometime during the day. <p>Circulation.</p> <ol style="list-style-type: none"> Access to each of the principal rooms, including the main bathroom/WC, should be directly from the main internal circulation area and not from another room, however, the dining room may open off the main living room and/or the kitchen without direct access from the circulation area. The kitchen should be located so that there is a convenient route to the front access door and the door leading to the rear garden, where provided. In dwellings of two or more storeys, where there is no bedroom at entry level, there should be space within the living area at entry level that could conveniently and safely accommodate a bed space. Doors and opening sections of windows shall not create hazards for users of circulation routes. <p>Kitchen Layout.</p> <ol style="list-style-type: none"> The distance between floor units and an opposite wall, or opposite floor units, should be at least 1500mm. It is desirable there should be a direct route, i.e. other than through another room, from the kitchen to the front door. | | | | | |

| | |
|---|--|
| <p>3. Adequate natural lighting and a direct view to the outside should be provided</p> <p>Bathroom.</p> <ol style="list-style-type: none"> 1. Where a bathroom window is provided it should be located where it does not interfere with the shower area or bath and can be opened conveniently and safely, e.g., not directly over the bath. 2. The bathroom layout (relative position of fittings and circulation space) should facilitate later adaptation for wheelchair users, if required. 3. A bath should normally be provided and be fitted with a shower. Grab rails should be provided to assist entrance to, egress from and safe use of the shower. A suitable shower screen and any associated fittings should also be installed. | |
|---|--|

Important Note:

This guidance document is only intended to help assist designers in completing their design accordingly, however this document is not a substitute for the DHPCLG guideline manual titled 'Sustainable Urban Housing; Design Standards for new Apartments' 2018, and designers shall ensure their design complies fully with this guidance document.



Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

Part V Cost Data
Form (Rev.1)
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Unit Type J/J1

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____ McCourt Investments Ltd

SCHEME _____ Earls Court, Kill (revised Phase 3) Dec 18

MAIN COST SUMMARY

Total Cost €

| MAIN COST SUMMARY | | | | Total Cost € |
|--------------------------------------|--------|-------------|--------------------|---------------------|
| BUILDING COSTS | | Page | | |
| Substructures - Basement Car-Parking | | 2 | | 0.00 |
| Substructures Generally | | 3 | | 13,500.00 |
| Superstructures | | 4 & 5 | | 81,900.00 |
| External Works | | 6 | | 8,500.00 |
| Site Development Works | | 7 | | 22,100.00 |
| Abnormal Works | | 8 | | 2,000.00 |
| Indirect Project Costs | | 9 | | 14,400.00 |
| Total: | | | 1 | 142,400.00 |
| DEVELOPMENT COSTS | | | | |
| Professional Fees | | | | 13,900.00 |
| Finance Costs | | | | 8,000.00 |
| Total: | | | 2 | 21,900.00 |
| BUILDERS' PROFIT | | | | |
| On Building Costs | 0.05 % | 142,400.00 | 3 | 7,120.00 |
| LAND COSTS | | | | |
| Existing Land Use Value | | | 4 | 1,363.00 |
| SUB-TOTAL: | | | 1 - 4 above | 172,783.00 |
| add: | | | | |
| Value Added Tax | | | | 23325.71 |
| TOTAL COSTS: | | | | 196,108.71 |



Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

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Unit Type K/K1

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____ McCourt Investments Ltd

SCHEME _____ Earls Court, Kill (revised Phase 3) Dec 18

MAIN COST SUMMARY

Total Cost €

| MAIN COST SUMMARY | | | | Total Cost € |
|--------------------------------------|--------|-------------|-------------|---------------------|
| BUILDING COSTS | | Page | | |
| Substructures - Basement Car-Parking | | 2 | | 0.00 |
| Substructures Generally | | 3 | | 14,000.00 |
| Superstructures | | 4 & 5 | | 83,350.00 |
| External Works | | 6 | | 8,500.00 |
| Site Development Works | | 7 | | 22,100.00 |
| Abnormal Works | | 8 | | 2,000.00 |
| Indirect Project Costs | | 9 | | 14,400.00 |
| Total: | | | 1 | 144,350.00 |
| DEVELOPMENT COSTS | | | | |
| Professional Fees | | | | 13,900.00 |
| Finance Costs | | | | 8,000.00 |
| Total: | | | 2 | 21,900.00 |
| BUILDERS' PROFIT | | | | |
| On Building Costs | 0.05 % | 144,350.00 | 3 | 7,217.50 |
| LAND COSTS | | | | |
| Existing Land Use Value | | | 4 | 1,363.00 |
| SUB-TOTAL: | | | 1 - 4 above | 174,830.50 |
| add: | | | | |
| Value Added Tax | | | | 23602.12 |
| TOTAL COSTS: | | | | 198,432.62 |



Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

Part V Cost Data
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Unit Type M

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR McCourt Investments Ltd

SCHEME Earls Court, Kill (revised phase 3) Dec 18

MAIN COST SUMMARY

Total Cost €

| MAIN COST SUMMARY | | | | Total Cost € |
|--------------------------------------|--------|------------|-------------|-------------------|
| BUILDING COSTS | | | | |
| | | Page | | |
| Substructures - Basement Car-Parking | | 2 | | 0.00 |
| Substructures Generally | | 3 | | 15,200.00 |
| Superstructures | | 4 & 5 | | 131,750.00 |
| External Works | | 6 | | 10,700.00 |
| Site Development Works | | 7 | | 23,850.00 |
| Abnormal Works | | 8 | | 5,000.00 |
| Indirect Project Costs | | 9 | | 13,400.00 |
| Total: | | 1 | | 199,900.00 |
| DEVELOPMENT COSTS | | | | |
| Professional Fees | | | | 15,250.00 |
| Finance Costs | | | | 11,000.00 |
| Total: | | 2 | | 26,250.00 |
| BUILDERS' PROFIT | | | | |
| On Building Costs | 0.05 % | 199,900.00 | 3 | 9,995.00 |
| LAND COSTS | | | | |
| Existing Land Use Value | | | 4 | 1,500.00 |
| SUB-TOTAL: | | | 1 - 4 above | 237,645.00 |
| add: | | | | |
| Value Added Tax | | | | 32082.08 |
| TOTAL COSTS: | | | | 269,727.08 |



Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

Part V Cost Data
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Unit Type N

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR McCourt Investments Ltd

SCHEME Earls Court, Kill (revised phase 3) Dec 18

MAIN COST SUMMARY

Total Cost €

| MAIN COST SUMMARY | | | | Total Cost € |
|--------------------------------------|--------|------------|-------------|-------------------|
| BUILDING COSTS | | | | |
| | | Page | | |
| Substructures - Basement Car-Parking | | 2 | | 0.00 |
| Substructures Generally | | 3 | | 13,700.00 |
| Superstructures | | 4 & 5 | | 111,900.00 |
| External Works | | 6 | | 9,800.00 |
| Site Development Works | | 7 | | 22,950.00 |
| Abnormal Works | | 8 | | 4,500.00 |
| Indirect Project Costs | | 9 | | 12,400.00 |
| Total: | | 1 | | 175,250.00 |
| DEVELOPMENT COSTS | | | | |
| Professional Fees | | | | 14,550.00 |
| Finance Costs | | | | 9,500.00 |
| Total: | | 2 | | 24,050.00 |
| BUILDERS' PROFIT | | | | |
| On Building Costs | 0.05 % | 175,250.00 | 3 | 8,762.50 |
| LAND COSTS | | | | |
| Existing Land Use Value | | | 4 | 1,363.00 |
| SUB-TOTAL: | | | 1 - 4 above | 209,425.50 |
| add: | | | | |
| Value Added Tax | | | | 28272.44 |
| TOTAL COSTS: | | | | 237,697.94 |

Comhairle Contae Chill Dara
Kildare County Council



18 December 2018

SHD 2018.05

Ms. Claire McManus,
JFOC Architects,
Units 3 & 4 Greenmount House,
Harolds Cross,
D6W X008

Re: Proposed development of 136 dwellings on site at Earls Court, Kill, Co. Kildare.

Dear Ms. McManus,

I wish to confirm that McCourt Investments Ltd have been liaising with the Housing Department on the Part V proposal for the above Strategic Housing Development.

The proposal provides for the provision of 14 Part V units as follows;

| House Type | Description | No. Of units |
|------------|-------------------------------|--------------|
| Type K | 1 bed apartment/maisonette | 4 |
| Type J | 1 bed apartment/maisonette | 2 |
| Type N | 2 bedroom houses | 6 |
| Type M | 3 bed houses | 2 |

The proposed housing mix satisfies the Council's social housing requirements in the area.

Should you require any further information or assistance please do not hesitate to contact me at 045 980970.

Yours sincerely,

Mary Mc Carthy

Administrative Officer