



Mr. Gerard Harris
Hughes Planning & Development Consultants
85 Merrion Square
Dublin 2
D02 FX60

18th February 2022

Our Ref: B167

Dear Mr. Harris,

Re: Development at The Lord Mayor's Public House, Main Street, Swords, Co. Dublin

I note your correspondence with regard to your client's proposed planning application for development of 146 units at The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your client's Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks
Senior Staff Officer
Housing Department

NAME OF DEVELOPMENT:

Lord Mayor SHD, Swords, Co. Dublin

Planning Reg Reference

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NETT FLOOR AREA RESIDENTIAL ELEMENT;

10,557.00	100%	
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Part V 10% requirement

1,055.70	m2	
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TOTAL NO OF UNITS IN DEVELOPMENT

146	nr	Total
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No of 1 BED Apts	69	No of 1 BED Duplex		No of 1 BED Houses	
No of 2 BED Apts	68	No of 2 BED Duplex		No of 2 BED Houses	
No of 3 BED Apts	9	No of 3 BED Duplex		No of 3 BED Houses	
Other		No of 4 BED Duplex		No of 4 BED Houses	

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	44,638,662	4,228
2) BASEMENT PARKING	Included	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	3,347,900	317
ATTRIBUTABLE COSTS		
4) DESIGN FEES (8% OF CONSTRUCTION COSTS)	3,838,924.97	
5) PLANNING APPLICATION FEES	9,490	
6) FIRE CERTIFICATE FEES	25,000	
7) ARCHAEOLOGICAL FEES	25,000	
8) LEGAL FEES	446,386.62	
9) HOMEBOND	138,700	
10) SITE SURVEY	25,000	
11) UTILITY & CONNECTION CHARGES	1,095,000	
12) FINANCING COSTS	3,719,888.54	
SUB TOTAL	57,309,952	
13) SITE COST	3,250,000	308
14) VAT @ 13.5%	8,175,594	
TOTAL	68,735,546	
COST PER M2 EXCLUSIVE OF VAT		
ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	9,323,390	883

PREPARED BY:	Development Potential Value (DPV)	7,250,000	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	3,250,000		408,449
APPROVED FOR RECOMMENDATION BY:		4,000,000	Shortfall due to LA	- 8,449
	PG @10%	400,000		

687
308
379 Net monetary value per m2

NAME OF DEVELOPMENT:

Lord Mayor SHD, Swords, Co. Dublin

NO. OF UNITS
NETT FLOOR AREA PROPOSED BY DEVELOPER
PART V 10% REQUIREMENT

146
10,557.00
1,055.70

Social number of units as proposed to be delivered by developer

NO OF UNITS	Building/Type	Level	Bedrooms	Nett Floor Area	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	All in cost per Sq m	Nett Cost per Unit	Short Fall Due to LA	Total Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
1	Building B - Type A	Ground	1 Bed	57.00	€308	€4,545	€883	€5,736	€326,979	-€563	€326,416	€44,066	€370,482
1	Building B - Type A	Ground	1 Bed	57.00	€308	€4,545	€883	€5,736	€326,979	-€563	€326,416	€44,066	€370,482
1	Building B - Type A	First	1 Bed	57.00	€308	€4,545	€883	€5,736	€326,979	-€563	€326,416	€44,066	€370,482
1	Building B - Type A	Second	1 Bed	57.00	€308	€4,545	€883	€5,736	€326,979	-€563	€326,416	€44,066	€370,482
1	Building B - Type A	Ground	2 Bed	78.00	€308	€4,545	€883	€5,736	€447,445	-€563	€446,882	€60,329	€507,211
1	Building B - Type A	First	2 Bed	78.00	€308	€4,545	€883	€5,736	€447,445	-€563	€446,882	€60,329	€507,211
1	Building B - Type A	First	2 Bed	78.00	€308	€4,545	€883	€5,736	€447,445	-€563	€446,882	€60,329	€507,211
1	Building B - Type A	Second	2 Bed	78.00	€308	€4,545	€883	€5,736	€447,445	-€563	€446,882	€60,329	€507,211
1	Building B - Type A	Second	2 Bed	78.00	€308	€4,545	€883	€5,736	€447,445	-€563	€446,882	€60,329	€507,211
1	Building B - Type D	Second	2 Bed	76.00	€308	€4,545	€883	€5,736	€435,972	-€563	€435,409	€58,780	€494,189
1	Building A - Type D	First	1 Bed	63.00	€308	€4,545	€883	€5,736	€361,398	-€563	€360,835	€48,713	€409,547
1	Building A - Type F	First	2 Bed	75.00	€308	€4,545	€883	€5,736	€430,236	-€563	€429,672	€58,006	€487,678
1	Building A - Type E	Ground	2 Bed	82.00	€308	€4,545	€883	€5,736	€470,391	-€563	€469,828	€63,427	€533,254
1	Building A - Type E	First	2 Bed	82.00	€308	€4,545	€883	€5,736	€470,391	-€563	€469,828	€63,427	€533,254
1	Building A - Type E	First	2 Bed	82.00	€308	€4,545	€883	€5,736	€470,391	-€563	€469,828	€63,427	€533,254
15				1078.00					€6,183,919	-€8,449	€6,175,469	€833,688	€7,009,158

Monetary Value per m2

686.75
307.85
378.90 Net monetary value per m2

408,449 Net monetary shortfall provided by developer
400,000 Full monetary value
8,449 LA

Average unit cost	€467,277
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Costs are subject to the following:

1. Final detailed design drawings
2. Tender Price Inflation
3. Normal Ground Conditions
4. Fire Safety Certificate conditions