



Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2458 E: Natasha.satell@dublincity.ie

Mr. Gerard Harris
Hughes Planning and Development Consultants
Ger.harris@hpdc.ie
By email only

10th March 2022
Part V Ref: 767

RE: Royal Oak (Public House), Finglas Road, Glasnevin, Dublin 9

Applicant: Three Castle Investments Ltd

Agent: Hughes Planning and Development Consultants

Part V - Validation Letter

Dear Sir / Madam,

Hughes Planning and Development Consultants, intend to lodge a new planning application on behalf of their client Three Castle Investments Ltd., to develop a site located at Royal Oak (Public House), Finglas Road, Glasnevin, Dublin 9. This new proposal, if granted will supersede Planning Ref 2458/17, ABP PL29N.248996.

Hughes Planning and Development Consultants, on behalf of their client has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

pp. N Satell

Lorraine Gaughran
Housing Development



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures - Basement Car-Parking	2	0.00
Substructures Generally	3	1,785,055.80
Superstructures	4 & 5	14,098,509.57
External Works	6	1,663,446.08
Site Development Works	7	1,128,148.83
Abnormal Works	8	0.00
Indirect Project Costs	9	1,551,269.00
Total:	1	20,226,429.28

DEVELOPMENT ON COSTS

Professional Fees		1,530,020.00
Development Contributions		1,882,100.00
Finance Costs		1,600,000.00
Total:	2	5,012,120.00

DEVELOPERS' PROFIT

On Building Costs	10% %	20,226,429.28	3	2,022,642.93
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LAND COSTS

Existing Land Use Value			4	5,500,000.00
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SUB-TOTAL:

1 - 4 above

32,761,192.21

add:

Value Added Tax

3082472.55

TOTAL COSTS:

32,761,192.21



PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

BASEMENT STRUCTURES

Total Cost

forward to main cost summary

0.00





PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(19) SUBSTRUCTURE

Total Cost

Substructures

Allowance for Foundation solution
Allowance for GF slab

1,160,226.10
624,829.70

forward to main cost summary

1,785,055.80





PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

- (21) External Walls
- (22) Internal Walls/Partitions
- (23) Floors/Galleries
- (24) Stairs/Ramps
- (27) Roof
- (28) Frames

(30) Building Structure Completion

- (31) External Walls Completions
- (32) Internal Walls/Partitions Completions
- (33) Floors/Galleries Completion
- (34) Stairs/Ramps Completions
- (35) Suspended Ceilings
- (37) Roofs Completions

(40) Building Finishes

- (41) Wall Finishes Externally
- (42) Wall Finishes Internally
- (43) Floor Finishes
- (44) Stairs/Ramps Finishes
- (45) Ceiling Finishes
- (47) Roof Finishes

(50) Building Services (Piped & Ducted)

- (51) Heating Centre
- (52) Drainage and Refuse Disposal
- (53) Water Distribution
- (54) Gases Distribution
- (55) Space Cooling
- (56) Space Heating
- (57) Ventilation and Air Conditioning

(60) Building Services (Mainly Electrical)

- (61) Electrical Supply and Main Distribution
- (62) Power
- (63) Lighting
- (64) Communication Services
- (65) Security and Protection
- (66) Transport Services



PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

SUPERSTRUCTURE

Total Cost

	<i>c/f</i>	0.00
Frame	€	2,321,379.18
Upper floors	€	1,454,730.95
Roof	€	1,594,013.70
Stairs & ramps	€	699,508.93
External walls	€	2,669,586.06
Windows & external doors	€	1,163,784.76
Internal walls & partitions	€	580,344.80
Internal doors	€	284,755.85
Wall finishes	€	278,565.50
Floor finishes	€	346,659.29
Ceiling finishes	€	235,233.09
FF&E/ Joinery	€	346,659.29
Generally	€	1,460,921.30
Lift installations	€	396,182.05
BWIC	€	266,184.81

14,098,509.57

forward to main cost summary



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) EXTERNAL WORKS

Total Cost

(10) Prepared Site	247,500.00
(20) Site Structures	110,000.00
(30) Site Enclosures	77,000.00
(40) Roads, Paths, Pavings	147,706.13
(50) Site Services (Piped & Ducted)	499,033.82
(60) Site Services (Mainly Electrical)	582,206.13
(70) Site Fittings	incl
(80) Landscape, Play Areas	incl

forward to main cost summary

1,663,446.08





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) SITE DEVELOPMENT WORKS

Total Cost

(10) Prepared Site

(20) Site Structures

(30) Site Enclosures

(40) Roads, Paths, Pavings

214,348.28

(50) Site Services (Piped & Ducted)

485,104.00

(60) Site Services (Mainly Electrical)

428,696.56

(70) Site Fittings

(80) Landscape, Play Areas

forward to main cost summary

1,128,148.83





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

ABNORMAL WORKS

Total Cost

forward to main cost summary

0.00





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

INDIRECT PROJECT COSTS

Total Cost

Preliminaries

1,551,269.00

Insurances

incl

forward to main cost summary

1,551,269.00





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

PROFESSIONAL FEES

Total Cost

Design Team Fees (specify all)

938,520.00

Planning Fees

195,000.00

Fire Cert. Fees

100,000.00

Legal Fees

Other Fees (specify)

87,500.00

Homebond or similar construction guarantee scheme

99,000.00

Management Fees (over 25 years)

110,000.00

forward to main cost summary

1,530,020.00





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Development Contributions

Total Cost

Local Authority charges

Development Bond

1,210,000.00

ESB

56,320.00

Irish Water

588,280.00

Bord Gais

Telecoms

27,500.00

forward to main cost summary

1,882,100.00





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Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

FINANCE COSTS

Total Cost

Estimated Finance

1,600,000.00

forward to main cost summary

1,600,000.00





Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Existing Land Use Value

Total Cost

Existing Land Use Value

5,500,000.00

forward to main cost summary

5,500,000.00





Dublin City Council
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PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Value Added Tax Calculation

Total Cost

Construction
Professionals

2,730,567.95
351,904.60

forward to main cost summary

3,082,472.55

