

Part V Agreement In Principle Letter from Longford County Council

From: Anita Doherty <anitadoherty@longfordcoco.ie>
Sent: Tuesday, December 14, 2021 4:54:46 PM
To: Mark Cunningham <Mark@cunninghamdp.ie>
Cc: John Brannigan <jbrannigan@longfordcoco.ie>
Subject: FW: EXTERNAL - Re: Letters of Consent For SHD Process



Comhairle Chontae An Longfort
Longford County Council

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Áras an Chontae, Sráid Mhór Na hAbhann, Longford, N39 NH56
County Buildings, Great Water Street, Longford, N39 NH56

(043) 33 43300 www.longfordcoco.ie

Re: Proposed Development at Bloomfield Park, Bracklin Road, Edgeworthstown, Co. Longford PAC/SHD/TC14.306260

Dear Sirs,

I refer to the proposed development on lands at Bloomfield Park, Bracklin Road, Edgeworthstown, Co. Longford involving the construction of 100 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended) and the Affordable Housing Act 2021:

Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 20 units on-site for social and affordable housing comprising

- 5 x 2-bedroom duplex units,
- 5 x 3-bedroom duplex units,
- 8 x 3-bedroom house units,
- 2 x 4-bedroom house unit.

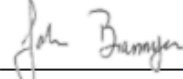
Total indicative cost of the 20 units is assessed at €5,053,196 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.

Average indicative unit costs are approx. €322,735 for the 2 bedroom units, average indicative unit cost of between approx. €359,134 - €373,804 for the 3 bedroom units and average indicative unit cost of between approx. €392,349 - €437,604 for the 4 bedroom units.

I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, the Affordable Housing Act 2021 and of the County Development Plan and Housing Strategy. It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability. Yours faithfully,




John Brannigan
Director of Services
Email: jbrannigan@longfordcoco.ie
Longford County Council
Great Water St.
Longford, N39 NH56



HEALTH & SAFETY
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PART V COMPENSATION COST CLAIM				
DEVELOPER/CONTRACTOR		John McCarthy		
SCHEME		Bloomfield Park, Bracklin Road, Edgeworthstown, Co. Longford		
MAIN COST SUMMARY				Total Cost €
BUILDING COSTS		Page		
Substructures - Basement Car-Parking		2		0.00
Substructures Generally		3		1,612,620
Superstructures		4 & 5		15,139,040
External Works		6		174,233
Site Development Works		7		3,951,752
Abnormal Works		8		1,312,121
Indirect Project Costs (Preliminaries, Insura		9		2,300,727
Total:			1	24,490,491
DEVELOPMENT ON COSTS				
Professional Fees				1,807,714
Development Contributions				1,405,265
Finance Costs				1,963,520
Total:			2	5,176,499
DEVELOPERS' PROFIT				
On Building Costs		%	24,490,491	3
				2,449,049
LAND COSTS				
Existing Land Use Value			4	50,000
SUB-TOTAL:			1 - 4 above	32,166,040
add:				
Value Added Tax				4,342,415
TOTAL COSTS:				36,508,455
				Average Cost Per
	Units	100		365,085
	SQM	12,230		2,985
	SQFT	131,643		277

Schedule of Part V Accommodation Proposed

Unit No.	Unit Type	Description of Unit	Gross Floor Area (m ²)	Required GFA (per GDP)	Area (m ²): Living / Dining / Kitchen Space			Area (m ²): Bedrooms, Excluding Storage Area										Main Bathroom	Halls	Private Open Space Width	Private Open Space Depth	Private Open Space Area	Required Amenity Space Area	Aspect	Parking Spaces		
					Living	Required Living	Kitchen/ Dining	Aggregate Living/ Kitchen/ Dining	Req. Agg. Living/ Dining/ Kitchen	Bed 1	Required Bed 1	Bed 2	Required Bed 2	Bed 3	Required Bed 3	Bed 4	Req Bed 4									Bed 5	Req Bed 5
6	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10				7.10	15.30	108.63	60.00	NW/SE	2			
7	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10				7.10	15.30	110.05	60.00	NW/SE	2			
12	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10				7.10	15.30	110.05	60.00	NW/SE	2			
13	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10				7.10	15.30	108.50	60.00	NW/SE	2			
24	2X Mid	2 Bed Duplex Apartment (Mid Terrace) (4 Person)	91.70	73.00	-	-	-	30.00	30.00	13.00	13.00	11.40	11.40	-	-	24.40	24.40	7.22	6.00	5.00	11.00	7.30	11.00	89.30	7.00	SE/NW	1
25	3X Mid	3 Bed Duplex Apartment (Mid Terrace)	128.40	90.00	-	-	-	40.70	34.00	13.20	13.00	12.00	11.40	7.50	7.10			10.26	9.00	4.30	10.70	5.65	4.29	24.21	9.00	SE/NW	1
30	4C	4 Bed Semi Detached (3 Storey)	178.70	110.00	17.20	15.00	25.10	42.30	40.00	38.60	13.00	13.40	11.40	11.40	11.40	11.40	11.40	17.82	10.00	5.60	14.60	9.65	13.40	129.31	75.00	SE/NW	2
35	4A	4 Bed Semi Detached House	142.00	110.00	20.00	15.00	25.68	45.68	40.00	14.20	13.00	11.40	11.40	11.40	8.30	7.10		14.26	10.00	4.00	15.00	7.60	12.45	94.62	75.00	SE/NW	2
44	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10			14.28	9.00	5.00	12.80	7.10	12.30	87.33	60.00	SW/NE	2
45	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10			14.28	9.00	5.00	12.80	7.10	12.00	85.20	60.00	SW/NE	2
55	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10			14.28	9.00	5.00	12.80	7.10	13.35	94.79	60.00	SW/NE	2
56	3B	3 Bed Semi Detached House	116.00	100.00	15.10	13.00	21.56	36.66	34.00	13.30	13.00	12.00	11.40	8.30	7.10			14.28	9.00	5.00	12.80	7.10	13.50	95.85	60.00	SW/NE	2
67	2X End	2 Bed Duplex Apartment (End of Terrace) (4 Person)	91.90	73.00	-	-	-	30.00	30.00	13.00	13.00	11.40	11.40	-	-	24.40	24.40	7.34	6.00	5.00	10.70	7.70	11.00	91.50	7.00	NW/SE	1
68	3X End	3 Bed Duplex Apartment (End of Terrace)	128.60	90.00	-	-	-	40.70	34.00	13.30	13.00	12.10	11.40	7.50	7.10			10.26	9.00	4.30	10.70	5.74	4.29	24.57	9.00	NW/SE	1
69	2X End	2 Bed Duplex Apartment (End of Terrace) (4 Person)	91.90	73.00	-	-	-	30.00	30.00	13.00	13.00	11.40	11.40	-	-	24.40	24.40	7.34	6.00	5.00	10.70	7.65	11.00	90.50	7.00	NW/SE	1
70	3X End	3 Bed Duplex Apartment (End of Terrace)	128.60	90.00	-	-	-	40.70	34.00	13.30	13.00	12.10	11.40	7.50	7.10			10.26	9.00	4.30	10.70	5.74	4.29	24.57	9.00	NW/SE	1
89	2X End	2 Bed Duplex Apartment (End of Terrace) (4 Person)	91.90	73.00	-	-	-	30.00	30.00	13.00	13.00	11.40	11.40	-	-	24.40	24.40	7.34	6.00	5.00	10.70	8.60	11.00	98.00	7.00	SE/NW	1
90	3X End	3 Bed Duplex Apartment (End of Terrace)	128.60	90.00	-	-	-	40.70	34.00	13.30	13.00	12.10	11.40	7.50	7.10			10.26	9.00	4.30	10.70	5.74	4.29	24.57	9.00	SE/NW	1
91	2X End	2 Bed Duplex Apartment (End of Terrace) (4 Person)	91.90	73.00	-	-	-	30.00	30.00	13.00	13.00	11.40	11.40	-	-	24.40	24.40	7.34	6.00	5.00	10.70	7.60	11.00	83.60	7.00	SE/NW	1
92	3X End	3 Bed Duplex Apartment (End of Terrace)	128.60	90.00	-	-	-	40.70	34.00	13.30	13.00	12.10	11.40	7.50	7.10			10.26	9.00	4.30	10.70	5.74	4.29	24.57	9.00	SE/NW	1