

PART V APPLICATION ; INFORMATION REQUIREMENTS

IMPORTANT NOTE:

THE FOLLOWING INFORMATION IS REQUIRED TO SUPPORT THE PART V APPLICATION, MISSING OR INADEQUATE INFORMATION WILL DELAY THE PART V ASSESSMENT PROCESS.

Site Name:

Site Address (as appears on PP): Planning Ref:

Company Details:

Nominated Negotiator for Part V: Email:

INFORMATION REQUIREMENTS

REQUIRED FORMAT

APPLICANT'S CONFIRMATION

1. SCHEDULE OF ACCOMMODATION

EXCEL

☐

Schedule of residential accommodation with the following information provided for every residential unit in the development (in accordance with Standard Housing Quality Assessment as per Planning requirement).

- Block / Building Reference; example; Block A, Block B, etc.
- Floor Level; example; Ground, 1st, 2nd, etc.
- Unit Reference Number or Unit Address; unique identifier for the unit.
- Unit Type: where common layouts are used; example; Unit Type A, Unit Type B, etc.
- Number of bedrooms in the unit; example; Studio, 1 bed, 2 bed, etc.
- Number of bed spaces in the unit; example; 2 person, 3 person, etc.
- Net internal floor area of the unit; in m2 rounded to 2 decimal places.
- Proposed Part V Units identified within the above.

2. SCHEDULE OF OTHER (NON COMMERCIAL) SPACES AVAILABLE TO RESIDENTS

EXCEL

☐

Schedule of other (non-commercial) spaces are available to residents, such as:

- residential support spaces
- residential amenity spaces
- communal amenity spaces

with the following information provided:

- Block / Building Reference; example; Block A, Block B, etc.
- Floor level location; example; Ground, 1st, 2nd, etc.
- Reference Number or Address for the space; unique identifier for the space.
- Net internal floor area of the space: in m2 to rounded to 2 decimal places.

3. SCHEDULE OF NON-RESIDENTIAL UNITS IN THE DEVELOPMENT

EXCEL

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Schedule of no-residential units, such as:

- Crèche
- Retail Units
- Café / Restaurant
- Commercial Gym

With the following information provided:

- Block / Building Reference; example; Block A, Block B, etc.
- Floor level location; example; Ground, 1st, 2nd, etc.
- Space Reference Number or Address; unique identifier for the space.
- Net internal floor area of the space: in m2 round to 2 decimal places.

INFORMATION REQUIREMENTS (CONTINUED)	REQUIRED FORMAT	APPLICANT'S CONFIRMATION
4. <u>SCHEDULE OF GROSS INTERNAL FLOOR AREAS</u> Schedule of gross internal floor areas for all levels in the development, such as: <ul style="list-style-type: none"> • Basement • Ground • Level 1 • Level 2 • Level 3 • Level etc. With the following information provided: <ul style="list-style-type: none"> • Block / Building Reference; example; Block A, Block B, etc. • Floor level location; example; Ground, 1st, 2nd, etc. • Gross internal floor area of the level; in m2 round to 2 decimal places. 	EXCEL	<input type="checkbox"/>
5. <u>DRAWINGS & SPECIFICATIONS</u> Provide drawing registers for; <ul style="list-style-type: none"> • Architectural / Landscape Drawings • Structural Drawings (including piling if part of design) • Civil Drawings Complete set of most recent drawings; including floor plans, elevations, sections and details, for: <ul style="list-style-type: none"> • Architectural / Landscaping • Structural • Civil Provide Architectural section(s) through external wall(s) showing wall 'build-up' with components clearly marked. Floor plans with Part V residential units clearly marked. Outline, Architectural, Building, Structural specifications for the works. <i>Note: if internal finishes/fixtures and fittings, are deemed to be above what may be termed as 'developer standard', full details of what is proposed must be provided in order for Dublin City Council to make an accurate assessment of costs as presented.</i>	EXCEL OR PDF	<input type="checkbox"/>
	PDF	<input type="checkbox"/>
	PDF	<input type="checkbox"/>
	PDF	<input type="checkbox"/>
	PDF	<input type="checkbox"/>
6. <u>COST INFORMATION</u> Breakdown of costs as for the following: The entire development as per DCC template; PartVCostDataFormRev.April2024.xls If the development is a mix of houses and apartments, costs are to be shown separately for houses and apartments, using the cost data template above If the development is a mix of residential and commercial spaces, costs are to be shown separately using the cost data template above All costs shall be provided in "Elemental" format (lump sum items will not suffice). <u>Important note: it is not sufficient to submit compensation costs only for the Part V element of the scheme. costs for the entire development must be submitted.</u>	EXCEL	<input type="checkbox"/>
If the following costs form part of the development and subsequent Part V compensation costs sought; these costs are to be shown separately for analysis in the "Abnormal Works" section. <ul style="list-style-type: none"> • Demolition of existing buildings. • Soil contamination / remediation. 	EXCEL	<input type="checkbox"/>
Costs associated with specific Part V Units to be set out in table format, otherwise total residential development costs will be applied as a rate per/m2 GIFA for each residential unit. Note: DCC reserve the right to request additional pricing documents/information to support of costs submitted.	EXCEL	<input type="checkbox"/>

INFORMATION REQUIREMENTS (CONTINUED)	REQUIRED FORMAT	APPLICANT'S CONFIRMATION
7. <u>FINANCIAL INFORMATION</u>		
The following information is required to support any identified finance costs:		<input type="checkbox"/>
<ul style="list-style-type: none"> • Lenders full details • Copy of full facility agreement. • Copy of any side letters setting out other costs (not included in facility agreement) • Summary of principal terms e.g. base rate, margin, LTV, maximum drawdown, commitment / arrangement / exit fees and period of facility. • Copy of most recent loan statement. 		
Provide original financial model prepared pre-development, S curve model for expected outcome or similar including; all costs; eg : site, construction, professional, finance etc. by period when incurred / to be incurred.	EXCEL	<input type="checkbox"/>
Provide current updated financial model / financial position, based on actual costs incurred to date, and expected costs to completion, including all costs; site, construction, professional fees, finance etc, by period when incurred / to be incurred.	EXCEL	<input type="checkbox"/>
Identify if the facility has also been used to fund development / costs relating to non-residential.		<input type="checkbox"/>
Provide breakdown of draw-downs between residential and non-residential and calculations of how finance costs have been apportioned between both.		<input type="checkbox"/>
8. <u>DEVELOPMENT & EXISTING USE VALUE</u>		
Provide confirmation of site Development Value and Existing Use Value of site (EUV) used in connection with the application. Provide supporting documentation / report (if available).	PDF	<input type="checkbox"/>
9. <u>DEVELOPMENT CONTRIBUTIONS</u>		
Provide copies of official correspondence relating to Development Contributions; Local Authority, Irish Water, ESB etc.	PDF	<input type="checkbox"/>
10. <u>ADDITIONAL INFORMATION REQUIRED</u>		
Provide the following additional information:	PDF	<input type="checkbox"/>
<ul style="list-style-type: none"> • Construction Programme, including date of commencement of construction works on site. • Name and contact details (including email address) of Property Valuer. • Name and contact details (including email address) of Quantity Surveyor. • Name and contact details (including email address) of Architect. 		
11. <u>FREEDOM OF INFORMATION STATEMENT</u>		
Dublin City Council is subject to the Freedom of Information Act 2014.		<input type="checkbox"/>
Any information provided that is considered commercially sensitive must be highlighted in writing as such.		