



Comhairle Contae **Lú**
Louth County Council

PART V Compliance Info Sheet

for Developers

Louth County Council



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*Please note - Developers will find it expedient to have Part V agreements in place before planning permission is lodged but at all times agreements must be in place before a commencement notice is issued.

The following information is required from Developers in order to assess the Part V liability attached to the development. Please include a full breakdown of figures where required. Incomplete submissions will be returned.

A. Background

Please clearly state the contact details of Developer/ Developers Agent:

- ▶ Has Planning permission been granted?
- ▶ Planning Reference:
- ▶ Date of Commencement notice lodged?

Details of Scheme

- ▶ Location and area of site, including site location map to clearly identify lands subject to the permission and its location
- ▶ Initial estimate of the total number of housing units to construct
- ▶ Site Layout (scale 1:500) including breakdown of the unit types and floor areas
- ▶ House plans, sections, elevations for each house type.
- ▶ Site area, size of housing units and size of proposed Part V units including
 - Number and location of Part V Units - please provide scheme numbers within the development.
 - Time scale and delivery of Part V units
 - Design standards - standards in relation to layout, size & design
 - Outline specifications (size, building materials, finishing's and fittings)
 - Provision of car parking space for Part V units (where applicable)
 - Details of management/ maintenance agreement where applicable
 - Infrastructural Services to apartments /houses
 - Basis on which land value and breakdown of building/ attributable cost have been determined.



B. Compliance

Indication of Developer's proposal for Part V?

Please note provision of housing is Louth County Council's preferred option.

C. Land Use Value

Please advise of the existing land use value supported by your professional valuation and any critical costs issues you may wish to raise and any post planning valuations you have received.

D. Costs

Indicative Construction Costs:

House Construction Costs

Site development costs, including details of abnormal items, site works, service connections

Attributable Developers Costs

Budget for professional such as Design Team, Legal team

Cost of Finance

Development contributions levied.

Please return details to PART V, Housing Dept, Louth County Council, Civic Offices, Fair Street, Drogheda, Co. Louth, A92 P440.



Part V Guidance for Developers

Application of Part V:

Applicant for developments of 10 units and more must propose and agree in principal with the Housing Authority how they intend to discharge their part V obligation. The housing Authority encourages any potential developers to engage with them prior to lodging an application to ensure the proposals are in tune with the housing needs and requirements in the county. Louth County Council will be happy to assist with figures for indicating the demand levels in any area by house size/ type.

Please Contact: Aoife Lawler, SEO aoife.lawler@louthcoco.ie to arrange an appointment.

Process: Indicative calculations regarding, construction, development and land costs need to be submitted in advance of a planning application, following identification of lands/units within the Housing Authority

As a matter of policy any agreements regarding Part V houses should be on the basis of units being dispersed throughout the development. Where the developments are built in phase's proposals should be submitted to provide social housing at each stage of the development unless this is not feasible where units are too large or inappropriate for use by the housing authority.

Housing Authority Staff will examine your Part V proposal and come to an agreement with the developer regarding the liability due on the site and the number of units due under the part V scheme.

Once this has been agreed the Part V Agreement will be drawn up and signed by both parties. On completion and delivery of the Part V units a letter of compliance will be given to the Developer.

Example of Part V Calculation:

A development of 20 houses on a site of 6000sq. m.

Existing use value of site €100,000

Market value €400,000



Net monetary value to be achieved by local authority **€30,000**, that is, 10% of €300,000 (€400,000 - €100,000) the difference between the market value and the net monetary value of the site.

Assume each house sits on a plot of 210 sq. m. (the houses comprise 70% of the site, 4200 sq. m, i.e. each plot comprises 3.5% of the site).

Each house therefore is deemed to have an apportioned land cost of €5,000 (€100,000/20) existing use value and €20,000 (€400,000/20) market value, and for each house the local authority acquires paying existing use value for the plot it makes a gain of €15,000. In taking 2 houses - 10% of the houses - the local authority gains €30,000, which is the net monetary value.

Where the plots are of substantially different sizes, local authorities might attribute land costs per square metre.