

PART V PROPOSAL
TO
ACCOMPANY A
PLANNING APPLICATION

For

**PROPOSED MIXED USE
DEVELOPMENT**

At

**BELGARD SQUARE EAST,
BELGARD ROAD &
BLESSINGTON ROAD,
TALLAGHT, DUBLIN 24**

November 2025

Chartered Quantity Surveyors
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Regulated by RICS

DEVELOPMENT NAME Proposed Mixed Use Development At Belgard Square East, Belgard Road & Blessington Road, Tallaght, Dublin 24

Part V Schedule of Accommodation & Approximate Cost



Note: All figures are based on the Tender Index as of the First Half of 2025 without prejudice, provisional and are subject to change

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq M € Incl Site	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	VAT @ 13.5%	Total Approx cost per unit €	Unit No's	Total Approx cost €	Sales Price per Unit €	Sales Price Overall €
1 BED APARTMENT	1 BED	Apartment	49.6	534	6164	€ 507	€ 270,727.65	€ 35,000	€ 15,000	€ 43,300	€ 364,028	10	€ 3,640,276		€ -
2 BED APARTMENT	2 BED	Apartment	76.9	828	6164	€ 530	€ 439,001.13	€ 35,000	€ 23,000	€ 67,100	€ 564,101	10	€ 5,641,011		€ -
Total												20	€ 9,281,288		€ -

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments are not factored into the unit area)

Plot values allowances on existing use value basis

All figures are Approximate, without prejudice, provisional and are subject to change.

The Approx costs do not constitute an offer to deliver the units for this total

EXCLUSIONS

Inflation from Second Half of 2025

Levies, Bonds or contributions imposed by the Planning Authorities.

Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site (Unless noted otherwise)

Construction Contingency

Piled Foundations (all foundations assumed to be traditional strip foundations)

Loose Furniture, Fixtures, Fittings, White Goods, Floor Finishes (except tile to Bath/ Ensuite)

Impact of Brexit, Ukraine , US Tarrifs etc on the Global Construction Market

NAME OF DEVELOPMENT:

NAME OF DEVELOPMENT : Proposed Mixed Use Development At Belgard Square East, Belgard Road & Blessington Road, Tallaght, Dublin 24

Planning Reg Reference To be assigned

NETT FLOOR AREA RESIDENTIAL ELEMENT;

	15,343.10	100%	15,343.10
Part V 10% requirement	1,534.31	m2	
TOTAL NO OF UNITS IN DEVELOPMENT	199.00	nr	Total

No of 1 BED Apts	45	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts	98	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts	48	No of 3 BED Duplex	-	No of 3 BED Houses	
No of Studio Apts	8	No of 4 BED Duplex		No of 4 BED Houses	

Part V Schedule of Accommodation & Approximate Cost		TOTAL COST	Cost per Sq m (NIFA)
Total No of Units		199	
Gross Internal Floor Area (m2)		19213	
Nett Floor Area (m2)		15343	
1) CONSTRUCTION COSTS			
1.1 Substructures	€195 per m2 GIFA	3,746,554.50	
1.2 Superstructures	€2900 per m2 GIFA	55,717,990.00	
1.3 External Works	€50,000 per unit	9,950,000.00	
1.4 Site Infrastructure	€35,000 per unit	6,965,000.00	
2) ABNORMAL COSTS		Excluded	None Known at this time
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS		Included	4,978.10
ATTRIBUTABLE COSTS			
4) DESIGN FEES (% OF CONSTRUCTION COSTS)		9,165,545.34	12% of Above Costs (1-3)
5) PLANNING APPLICATION FEES		12,935.00	€65 per unit
6) FIRE CERTIFICATE FEES		55,720.00	€2.90/ m2 GIFA
7) ARCHAEOLOGICAL FEES		50,000.00	Allowance - Client to Advise
8) LEGAL FEES		388,050.00	Allowance €1950/ Unit - Client to Advise
9) HOMEBOND		162,185.00	Allowed €815 per unit
10) SITE SURVEY		50,000.00	Allowance - Client to Advise
11) UTILITY & CONNECTION CHARGES		500,000.00	IW, ESB, Telecoms, Gas
12) FINANCING COSTS		7,808,800.00	9% Financing Rate; Allowance 24 Month programme
SUB TOTAL		94,572,779.84	6,163.86
13) SITE COST		4,500,000.00	293.29
14) VAT @13.5%		13,374,825.28	
TOTAL		112,447,605.12	
COST PER M2 EXCLUSIVE OF VAT			6,457.16
ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT		18,193,235.34	1,185.76

PREPARED BY:

Development Potential Value (DPV)	8,500,000.00
Existing Use Value (EUV)	4,500,000.00
PG @10%	400,000.00

400,000.00 **Nett Monetary Value**
 329,789.94 **NMV achieved (calculated on NIFA area)**
 70,210.06 **Shortfall due to LA**

MATHS CHECK BY:

APPROVED FOR RECOMMENDATION BY:

EXCLUSIONS

Inflation from Q3 2025
 Levies, Bonds or contributions imposed by the Planning Authorities.
 Development Contributions
 Unknown and unforeseen ground conditions e.g. contamination etc.
 Works beyond the boundaries of site
 Construction Contingency
 Piled Foundations
 Loose furniture, fittings, equipment, white goods etc
 Floor finishes to units other than tiling to bathrooms and kitchens
 Sprinkler system

NOTE

This is a Preliminary order of magnitude cost estimate in advance of a detail design, and will be subject of further cost checking, and possible amendments as the designs evolve.
 The costs set out in this report do not constitute an offer to deliver the units for this estimated price

553.99
 293.29
 260.70 Net monetary value per m2
 1,265.00 Part V Net units NIFA