

Richard.Keating@CorkCoCo.ie

Mr Richard Keating
Housing Department
Cork County Council Headquarters
County Hall
Carrigrohane Road
Co Cork

BY EMAIL ONLY
22nd March 2019

Dear Richard,

COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED (“THE ACT”) IN RELATION TO THE RESIDENTIAL DEVELOPMENT AT CASTLETREASURE, DOUGLAS, CO. CORK.

Further to recent discussions I write to confirm our proposal to satisfy and comply with the requirements of S96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are indicative at this stage and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is for the purposes of facilitating the making of a SHD planning application to An Bord Pleanala and will ultimately be subject to possible amendment and formal agreement with Cork County Council prior to the commencement notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

I note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Proposed Development

The proposal being presented to An Bord Pleanala for pre-application discussions consists of 472 no. new residential units and a creche (642 sqm).

The mix of residential units includes 234 no. new 3 and 4-bedroom houses, 78 duplexes, 160 no. 1 and 2-bedroom apartments.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide 10% of permitted residential units on site in order to comply with Part V. Based on the current proposal this equates to 47 units and Cairn propose the deliver the following in a phased basis:

- 2 No. 3 Bed House (Type B2 unit of 114.85m²);
- 2 No. 3 Bed House (Type B3 unit of 116m²);
- 2 No. 4 Bed House (Type D1 unit of 142.3m²);
- 2 No. 4 Bed House (Type D2 unit of 142.3m²);
- 6 No. 2 Bed Apartments (Type E units of 75 m² and 85m²);
- 19 No. 1 Bed Apartment (Type G – see area schedule); and
- 14 No. 2 Bed Apartments (Type G – see area schedule).

The proposal is reflected in the attached Layout Plan and should be read in conjunction with the attached Phasing Plan. The above is subject to change depending upon the nature of any final grant of permission, including conditions.


Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €17,129,079. I confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015.

Finally, I would highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured, as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours sincerely,



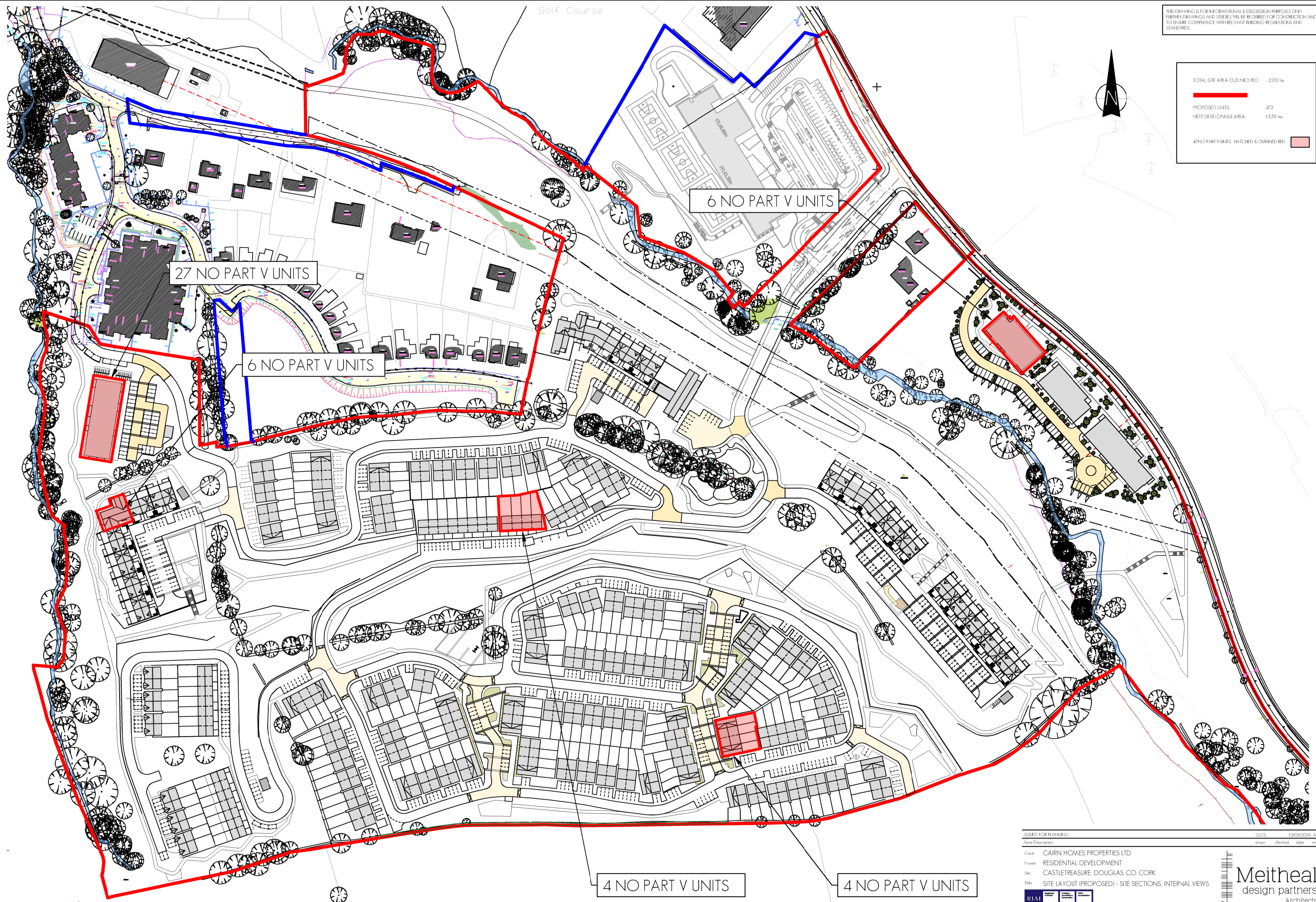
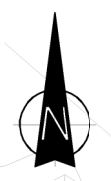
Aidan McLernon
Planning & Development Manager

ATTACHMENTS

- Proposed Part V Site Layout Plan;
- Proposed Part V Schedule of Accommodation;
- Proposed Phasing Plan;
- Proposed Block A Apartment Floorplans & Elevations;
- Proposed Block B Apartment Floorplans & Elevations;
- Proposed E-Type Apartment Floorplans & Elevations;
- Proposed Type B2, B3, D1, D2 Floorplans & Elevations; and
- Proposed Cairn Costings.

THIS DRAWING IS FOR INFORMATIONAL & DISCUSSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

TOTAL SITE AREA OUTLINED RED	220 ha
PROPOSED UNITS	472
NET DEVELOPABLE AREA	13.29 ha
47% NO PART V UNITS - HATCHED & OUTLINED RED	



27 NO PART V UNITS

6 NO PART V UNITS

6 NO PART V UNITS

4 NO PART V UNITS

4 NO PART V UNITS

SITE LAYOUT (PROPOSED) - A3 - 1:2000

ISSUED FOR PLANNING 13/03/2019 A
 down checked date rev

Client: CAIRN HOMES PROPERTIES LTD
 Project: RESIDENTIAL DEVELOPMENT
 Site: CASTLETREASURE DOUGLAS CO. CORK
 Title: SITE LAYOUT (PROPOSED) - SITE SECTIONS, INTERNAL VIEWS

Project Architect: PATRICK O TOOLE
 A3 Sheet Scale: 1:2000

18205 - PT5 - 500 A

Meitheal
design partners
Architects



PART V UNIT SCHEDULE

Residential Uses - Houses

House Type	Storeys	Bed	Area m ²	No of Units	Phase
B2	2	3	114.85	2	3
B3	2	3	116	2	3
D1	3	4	142.3	2	1
D2	3	4	142.3	2	1
Total No. Houses				8	

Residential Uses - Apartments

House Type	Storeys	Bed	Area m ²	No of Units	Phase
Apt - E1	1	2	85.20	1	4
Apt - E2	1	2	75.70	1	4
Apt - E3	1	2	85.20	1	4
Apt - E4	1	2	75.70	1	4
Apt - E5	1	2	85.20	1	4
Apt - E6	1	2	75.70	1	4
Apt - G1	1	1	59.00	1	4
Apt - G2	1	2	74.00	1	4
Apt - G3	1	1	50.80	1	4
Apt - G4	1	1	48.20	1	4
Apt - G5	1	1	48.00	1	4
Apt - G6	1	1	48.00	1	4
Apt - G7	1	1	48.10	1	4
Apt - G8	1	1	52.70	1	4
Apt - G9	1	2	74.60	1	4
Apt - G10	1	2	73.60	1	4
Apt - G11	1	2	74.00	1	4
Apt - G12	1	1	79.20	1	4
Apt - G13	1	1	48.40	1	4
Apt - G14	1	1	48.40	1	4
Apt - G15	1	1	48.40	1	4
Apt - G16	1	2	74.60	1	4
Apt - G17	1	2	74.60	1	4
Apt - G18	1	1	48.40	1	4
Apt - G19	1	2	73.60	1	4
Apt - G20	1	2	74.00	1	4
Apt - G21	1	2	79.20	1	4

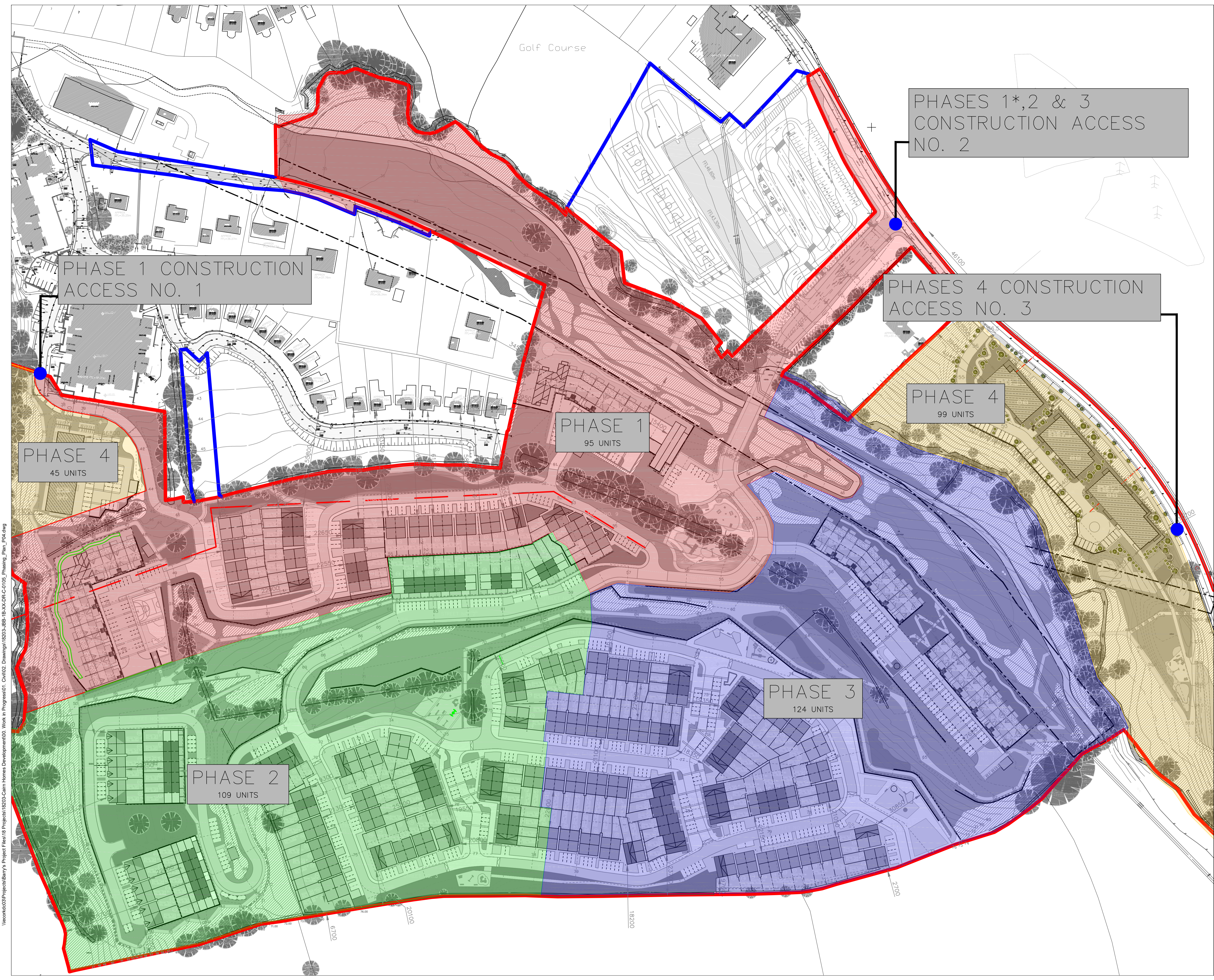


Apt - G22	1	1	48.40	1	4
Apt - G23	1	1	48.40	1	4
Apt - G24	1	1	48.40	1	4
Apt - G25	1	2	74.60	1	4
Apt - G26	1	2	74.50	1	4
Apt - G27	1	1	48.40	1	4
Apt - G48	1	2	78.10	1	4
Apt - G49	1	2	75.00	1	4
Apt - G50	1	1	48.40	1	4
Apt - G51	1	1	48.40	1	4
Apt - G52	1	2	78.70	1	4
Apt - G53	1	1	59.30	1	4
Total No. Apartments				39	

Total No. Units				47	
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LEGEND

PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	
PROPOSED CONSTRUCTION ACCESS	



PHASE 1 CONSTRUCTION ACCESS NO. 1

PHASES 1*,2 & 3 CONSTRUCTION ACCESS NO. 2

PHASES 4 CONSTRUCTION ACCESS NO. 3

PHASE 4
45 UNITS

PHASE 1
95 UNITS

PHASE 4
99 UNITS

PHASE 3
124 UNITS

PHASE 2
109 UNITS

P04	S4	Updated Site Layout	JL	TF	21.03.19
P03	S4	For Review	JL	TF	12.12.18
P02	S4	Stage Approval	PH	JF	12.09.18
P01	S3	For Review	PH	PMCE	27.07.18
Rev.	Suit.	Description	Drawn	Ch'kd	Date

Client

CAIRN HOMES PROPERTIES LTD.

Clients Representative:

3 Eastgate Road, Eastgate tel +353 21 475 7800
Business Park, Little Island, web www.jbbarry.ie
Co. Cork, Ireland, email cork@jbbarry.ie

Project
CAIRN HOMES DEVELOPMENT - CASTLETREASURE

Drawing Title
PHASING PLAN

Drawn by:	PH	Date:	27.07.18
Checked by:	PME	Date:	27.07.18
Approved by:	TF	Date:	27.07.18

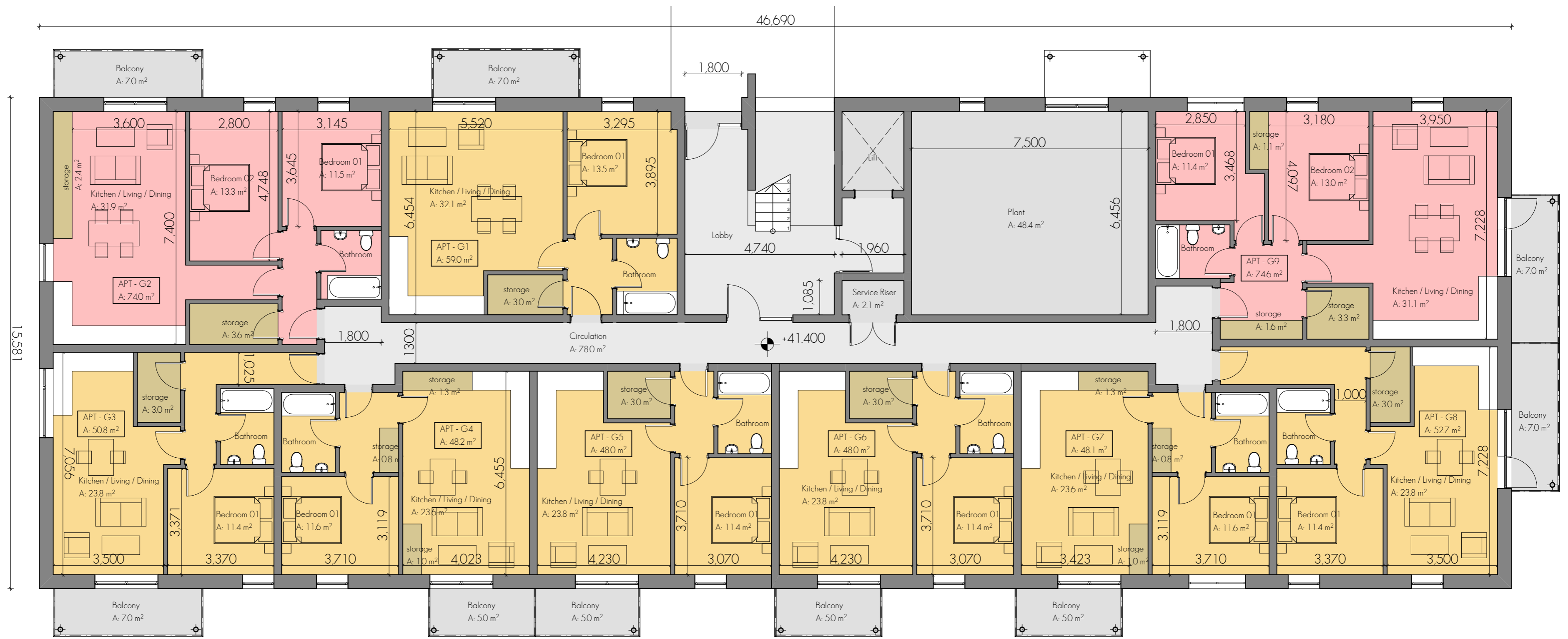
Internal Project REF: JBB: 18203

Scales: 1:1000 @ A1; 1:2000 @ A3

Stage: PLANNING

Drawing No.:	18203-JBB-1B-XX-DR-C-0105	Revision	P04	Suitability Code	S1
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\\lecond03\Projects\Barry's Project Files\18203-Cairn Homes Development\00 - Work in Progress\01 - CIV\02 - Drawings\18203-JBB-1B-XX-DR-C-0105 - Phasing_Plan_P04.dwg



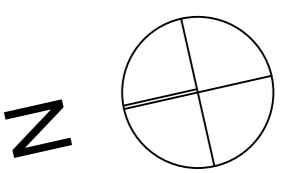
GROUND FLOOR PLAN - LEVEL_41.400 - PART 5 UNITS - APT G1 - G9
1:100



FIRST FLOOR PLAN - LEVEL_44.550 - PART 5 UNITS - APT G10 - G18
1:100

SCHEDULE OF APARTMENTS - BLOCK A - 4 STOREY (UNITS 329 - 375)

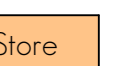
Storey	Apt No.	Area	Type
GROUND FLOOR			
	APT - G1	590	1 Bed - Block A
	APT - G2	740	2 Bed - Block A
	APT - G3	508	1 Bed - Block A
	APT - G4	482	1 Bed - Block A
	APT - G5	480	1 Bed - Block A
	APT - G6	480	1 Bed - Block A
	APT - G7	481	1 Bed - Block A
	APT - G8	527	1 Bed - Block A
	APT - G9	746	2 Bed - Block A
FIRST FLOOR			
	APT - G10	736	2 Bed - Block A
	APT - G11	740	2 Bed - Block A
	APT - G12	792	2 Bed - Block A
	APT - G13	48.4	1 Bed - Block A
	APT - G14	48.4	1 Bed - Block A
	APT - G15	48.4	1 Bed - Block A
	APT - G16	746	2 Bed - Block A
	APT - G17	746	2 Bed - Block A
	APT - G18	48.4	1 Bed - Block A
SECOND FLOOR			
	APT - G19	736	2 Bed - Block A
	APT - G20	740	2 Bed - Block A
	APT - G21	792	2 Bed - Block A
	APT - G22	48.4	1 Bed - Block A
	APT - G23	48.4	1 Bed - Block A
	APT - G24	48.4	1 Bed - Block A
	APT - G25	746	2 Bed - Block A
	APT - G26	745	2 Bed - Block A
	APT - G27	48.4	1 Bed - Block A
GROSS AREAS - BLOCK A			
Storey	Area		
GROUND FLOOR	673.4		
FIRST FLOOR	673.4		
SECOND FLOOR	673.4		



NOTE:

All 'Store' areas are excluded from the bedroom/ kitchen room calculations and are indicated with a separate solid hatch colour.

Min store provided are -
3sqm per 1 bed
6sqm per 2 bed apartments



Balconies provided are a minimum of -
5sqm per 1 bed apartment
7sqm per 2 bed apartment

PROPOSED PART 5 UNITS
APARTMENT G1-G18

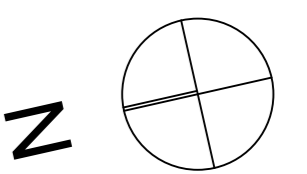
Client	CAIRN HOMES PROPERTIES LTD.
Project	RESIDENTIAL DEVELOPMENT
Site	CASTLETREASURE, DOUGLAS, CO. CORK
Title	APT BLDG A - GROUND & 1ST FLOOR PLANS
Project Architect	PATRICK O TOOLE
Project No.	18205-PT5-510
Issue	A
Project Date	18/03/2019
Issue Date	18/03/2019
Project Location	CASTLETREASURE, DOUGLAS, CO. CORK
Project Scale	AS
Project Status	Working drawing
Project No.	18205-PT5-510
Issue	A
Project Location	CASTLETREASURE, DOUGLAS, CO. CORK
Project Scale	AS
Project Status	Working drawing

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SECOND FLOOR PLAN - LEVEL_47.700 - PART 5 UNITS - APT G19- G27
1:100

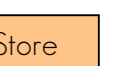
SCHEDULE OF APARTMENTS - BLOCK A - 4 STOREY (UNITS 329 - 375)			
Storey	Apt No.	Area	Type
GROUND FLOOR			
	APT - G1	590	1 Bed - Block A
	APT - G2	740	2 Bed - Block A
	APT - G3	508	1 Bed - Block A
	APT - G4	482	1 Bed - Block A
	APT - G5	480	1 Bed - Block A
	APT - G6	480	1 Bed - Block A
	APT - G7	481	1 Bed - Block A
	APT - G8	527	1 Bed - Block A
	APT - G9	746	2 Bed - Block A
FIRST FLOOR			
	APT - G10	736	2 Bed - Block A
	APT - G11	740	2 Bed - Block A
	APT - G12	792	2 Bed - Block A
	APT - G13	48.4	1 Bed - Block A
	APT - G14	48.4	1 Bed - Block A
	APT - G15	48.4	1 Bed - Block A
	APT - G16	746	2 Bed - Block A
	APT - G17	746	2 Bed - Block A
	APT - G18	48.4	1 Bed - Block A
SECOND FLOOR			
	APT - G19	736	2 Bed - Block A
	APT - G20	740	2 Bed - Block A
	APT - G21	792	2 Bed - Block A
	APT - G22	48.4	1 Bed - Block A
	APT - G23	48.4	1 Bed - Block A
	APT - G24	48.4	1 Bed - Block A
	APT - G25	746	2 Bed - Block A
	APT - G26	745	2 Bed - Block A
	APT - G27	48.4	1 Bed - Block A
GROSS AREAS - BLOCK A			
Storey	Area		
GROUND FLOOR	673.4		
FIRST FLOOR	673.4		
SECOND FLOOR	673.4		



NOTE:

All 'Store' areas are excluded from the bedroom/ kitchen room calculations and are indicated with a separate solid hatch colour.

Min store provided are -
3sqm per 1 bed
6sqm per 2 bed apartments



Balconies provided are a minimum of -
5sqm per 1 bed apartment
7sqm per 2 bed apartment

PROPOSED PART 5 UNITS
APARTMENT G19-G27

Client:	CAIRN HOMES PROPERTIES LTD.	Project No:	18205-PT5-511
Project:	RESIDENTIAL DEVELOPMENT	Issue:	A
Site:	CASTLETREASURE, DOUGLAS, CO. CORK	Project Architect:	PATRICK O TOOLE
Title:	APT BLDG A - SECOND FLOOR PLANS	A1 Sheet Scale:	AS

Meitheal design partners Architects

Project No: 18205-PT5-511
Issue: A
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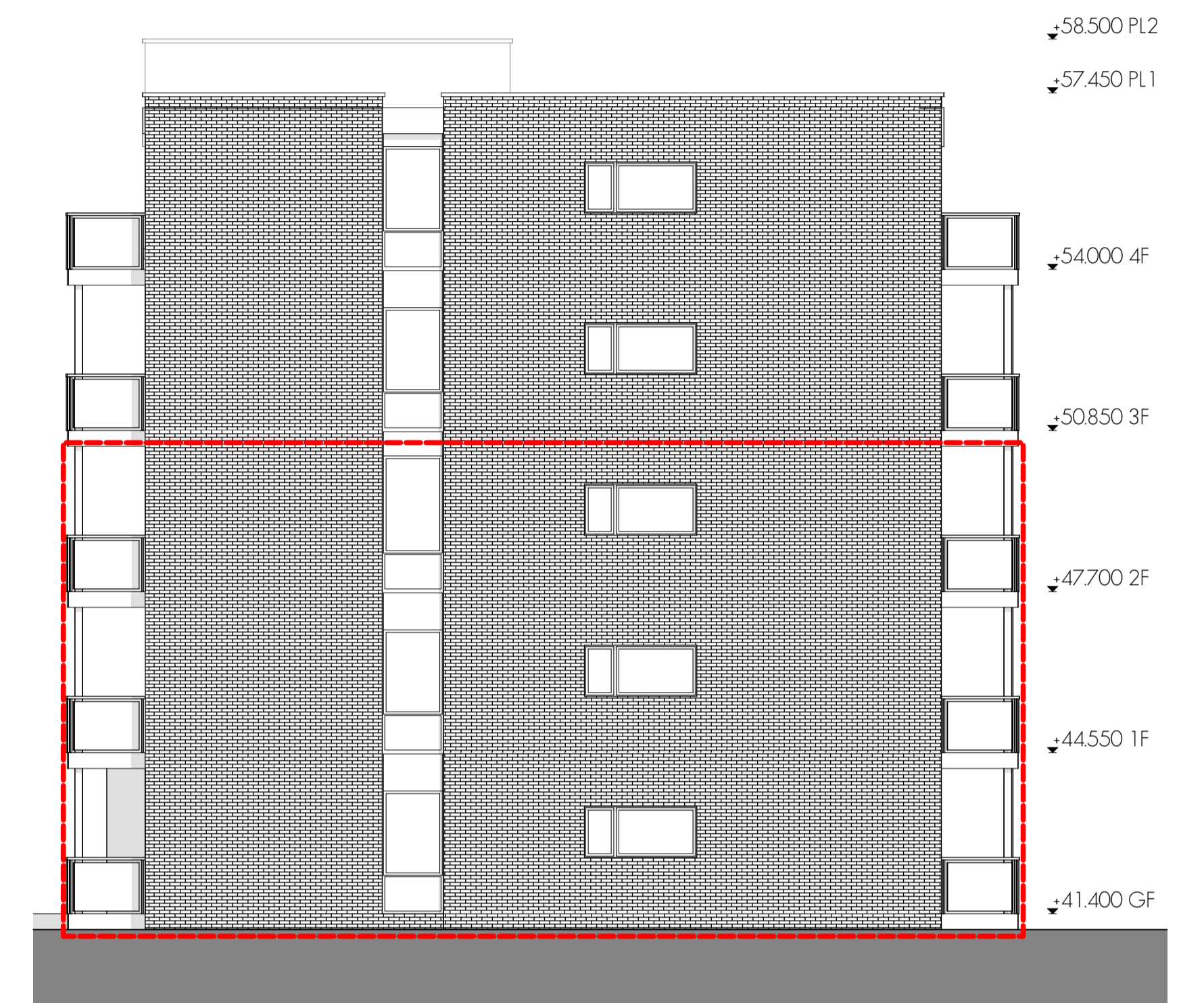
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NOTES ON FINISHES:

- ROOF: warm roof construction build up, to be finished in a single ply membrane in selected colour or similar approved.
- WALLS: selected clay brickwork, where indicated, zinc/powder coated aluminium standing seam roof. Pressed powder coated metal to parapets.
- JOINERY: all windows and doors, frames and leaves, to be aluminium powder-coated to approved colour or uPVC. Obscure glazing to sensitive windows.
- RAINWATER GOODS: gutters, downpipes, and fixings to be uPVC or aluminium powder coated to selected colour or similar approved.



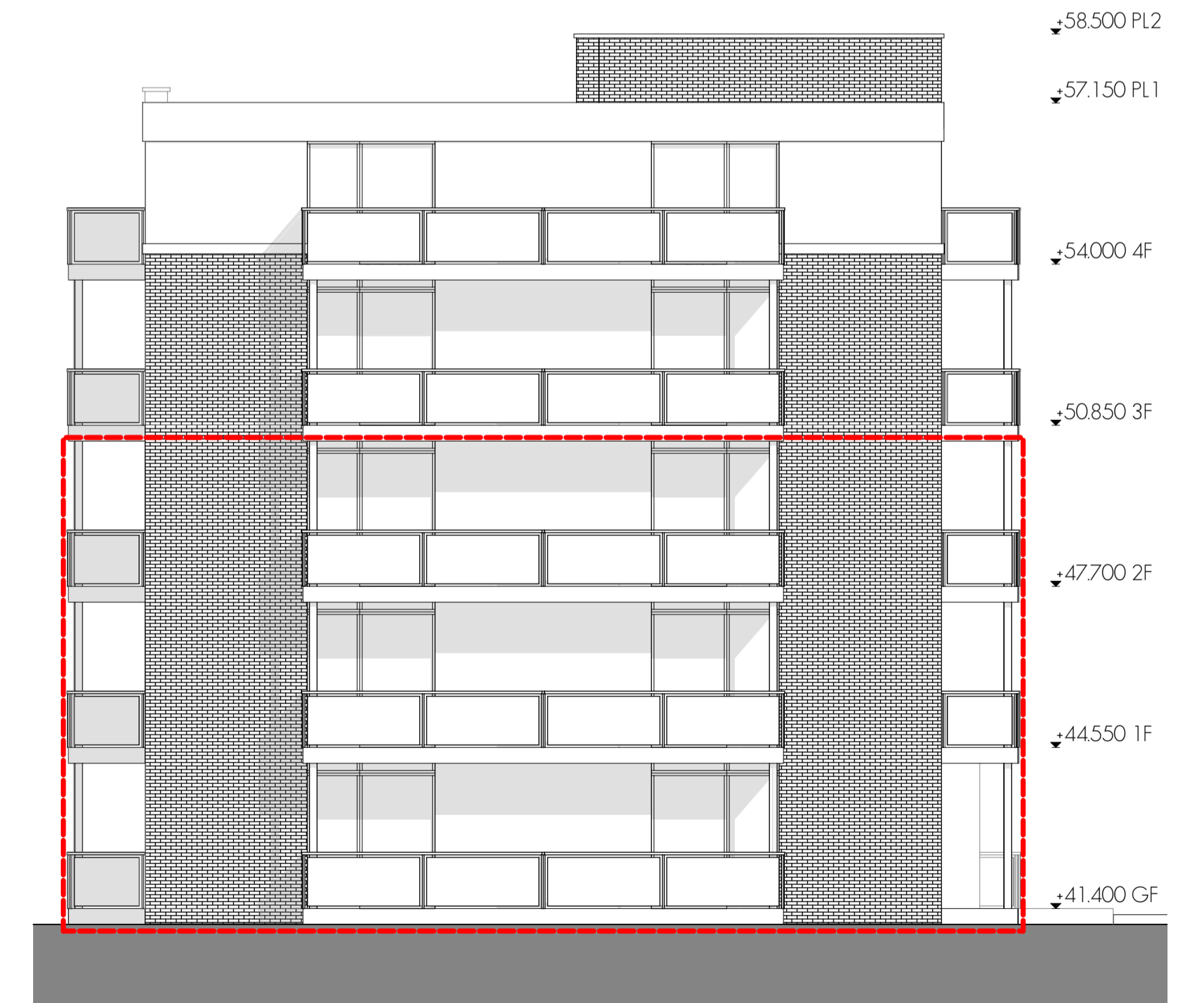
EAST ELEVATION
1:100



NORTH ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

Issue Description	date	cl'd	date	rev.
Issued for Planning	13/03/2019			1

Client: CAIRN HOMES PROPERTIES LTD.
 Project: RESIDENTIAL DEVELOPMENT
 Site: CASTLETREASURE, DOUGLAS, CO. CORK
 Title: APARTMENT BUILDING A (47NO) - ELEVATIONS

PROPOSED PART 5 UNITS
 OUTLINED IN RED

RIAI 2019 63 P

Project Architect: PATRICK O TOOLE
 Project No: 18205-PT5-512
 A1 Sheet Scale: 1:100

Meitheal design partners Architects

Issue: A

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