



## **Part V Proposal**

Proposed Strategic Housing Development at Lackenroe  
& Johnstown (townlands), Glounthaune, Co. Cork.

**Bluescape Limited**

December 2021

**Connecting people.**  
**Connecting places.**

# Contents

01. Part V Provision

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# 01. Part V Provision

The subject lands are subdivided into two separate land ownerships. The lands to the north of the Terrace (Northern Parcel) are in the ownership of the applicants (Bluescape Limited). Bluescape Limited purchased the Northern Parcel in October 2016. The lands to the south of the Terrace (Southern Parcel) are in the ownership of Fintan & Valerie Coleman were purchased before 1 September 2015. In accordance with guidance contained in Circular 28/2021 and requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021 it is considered that.

- 10% Part V provision is required for the Northern Parcel and
- 20% Part V provision is required for the Southern Parcel.

As 260 no. units are proposed in the Northern Parcel, this reflects a Part V requirement of 26 no. units (10%) while in the Southern Parcel as 29 no. residential units are proposed, this reflects a Part V requirement of 5 no. units (20%). In total 31 no. residential units are proposed to satisfy the proposed developments Part V requirements as detailed in figure 1.1.

Part V Allocation (10%) - Northern Land Parcel - Purchased October 2016			
No. of Units	Unit Type	No. Bedrooms	Area (m <sup>2</sup> )
1	Type E1 - 3 bed townhouse	3	104.7
5	Type F1 - 2 bed townhouse	2	84.0
2	Type J1 - 1 bed GF apartment (own door access)	1	53.3
3	Type J2 - 1 bed GF apartment (own door access)	1	53.3
1	Type J3 - 1 bed GF apartment (own door access)	1	53.3
4	Type J4 - 1 bed GF apartment (own door access)	1	53.3
2	Type K1 - 2 bed Duplex apartment (own door access)	2	85.7
3	Type K2 - 2 bed Duplex apartment (own door access)	2	85.7
1	Type K3 - 2 bed Duplex apartment (own door access)	2	85.7
4	Type K4 - 2 bed Duplex apartment (own door access)	2	85.7
<b>TOTAL NUMBER OF UNITS ALLOCATED FOR PART V = 26no</b>			
Part V Allocation (20%) - Southern Land Parcel - Purchased before September 2015			
No. of Units	Unit Type	No. Bedrooms	Area (m <sup>2</sup> )
1	Apt Block - 2 bed FF apartment	2	80.3
1	Apt Block - 2 bed FF apartment	2	81.5
1	Apt Block - 1 bed FF apartment	1	49.5
1	Apt Block - 1 bed FF apartment	1	47.6
1	Apt Block - 1 bed FF apartment	1	50.8
<b>TOTAL NUMBER OF UNITS ALLOCATED FOR PART V = 05no</b>			

Figure 1.1 Part V units – Schedule of Accommodation

A Part V Costs & Methodology is outlined below and attached is a map identifying the units which the applicants propose to transfer. The subject units are identified on the accompanying Part V Site Layout Plan prepared by Deady Gahan Architects.



## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

### House Cost Summary - 3 Bedroom Townhouse - Type E1

House Cost Summaries	sq m/ ha
Unit Size	104.7
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,600
Site Works & Indirect Site Cost (per sq m) [2]	720.00
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost per unit	167,520
Estimated External Works; Site Works & Indirect Site Costs per unit	75,384
<b>Sub Total</b>	<b>242,904</b>
<b>Attributable Development Costs</b> @ 22.5% of House Construction Costs [4]	37,692
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	36,436
<b>Sub-total ex-VAT</b>	<b>74,128</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
House & Land Cost - (Ex VAT)	319,408
VAT@ 13.5%	43,120
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b><u>362,528</u></b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

### House Cost Summary - 2 Bedroom Townhouse - Type F1

House Cost Summaries	sq m/ ha
Unit Size	84
No. of Units	5
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,600
Site Works & Indirect Site Cost (per sq m) [2]	720.00
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost per unit	134,400
Estimated External Works; Site Works & Indirect Site Costs per unit	60,480
<b>Sub Total</b>	<b>194,880</b>
	30,240
<b>Attributable Development Costs</b> @ 22.5% of House Construction Costs [4]	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	29,232
<b>Sub-total ex-VAT</b>	<b>59,472</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
House & Land Cost - (Ex VAT)	256,728
VAT@ 13.5%	34,658
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b><u>291,386</u></b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

	sq m/ ha
<b>2 Bedroom Apartment/Duplex Cost Summary - Apartment Types K1, K2, K3 &amp; K4</b>	
Average Apartment Size	85.7
No. of Units	10
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs (excluding Construction Profit)</b>	
Estimated Construction Cost as per unit	214,250
Estimated Site Works & Servicing Costs per unit	24,853
<b>Sub Total</b>	<b>239,103</b>
	48,206
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
	35,865
Profit on construction costs, but not attributable development costs @ 15%	35,865
<b>Sub-total ex-VAT</b>	<b>84,072</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	325,551
VAT@ 13.5%	43,949
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>371,876</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

	sq m/ ha
<b>1 Bedroom Apartment Cost Summary - Apartment Types J1, J2, J3, J4</b>	
Average Apartment Size	53.3
No. of Units	10
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	133,250
Estimated Site Works & Servicing Costs per unit	15,457
<b>Sub Total</b>	<b>148,707</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
	29,981
Profit on construction costs, but not attributable development costs @15%	22,306
<b>Sub-total ex-VAT</b>	<b>52,287</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	203,370
VAT@ 13.5%	27,455
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b>233,201</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

<b>Apartment Block - 2 Bedroom First Floor Apartment - Type A</b>	<b>sq m/ ha</b>
Average Apartment Size	80.3
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs (excluding Construction Profit)</b>	
Estimated Construction Cost as per unit	200,750
Estimated Site Works & Servicing Costs per unit	23,287
<b>Sub Total</b>	<b>224,037</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	45,169
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @ 15%	33,606
<b>Sub-total ex-VAT</b>	<b>78,774</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	305,187
VAT@ 13.5%	41,200
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b>348,764</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

<b>Apartment Block - 2 Bedroom First Floor Apartment - Type B</b>	<b>sq m/ ha</b>
Average Apartment Size	81.5
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	203,750
Estimated Site Works & Servicing Costs per unit	23,635
<b>Sub Total</b>	<b>227,385</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	45,844
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	34,108
<b>Sub-total ex-VAT</b>	<b>79,952</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	309,712
VAT@ 13.5%	41,811
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b>353,900</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

Apartment Block - 1 Bedroom First Floor Apartment - Type A	sq m/ ha
Average Apartment Size	49.5
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	123,750
Estimated Site Works & Servicing Costs per unit	14,355
<b>Sub Total</b>	<b>138,105</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	27,844
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @ 15%	20,716
<b>Sub-total ex-VAT</b>	<b>48,560</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	189,040
VAT@ 13.5%	25,520
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>216,937</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

<b>Apartment Block - 1 Bedroom First Floor Apartment - Type B</b>	<b>sq m/ ha</b>
Average Apartment Size	47.6
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	119,000
Estimated Site Works & Servicing Costs per unit	13,804
<b>Sub Total</b>	<b>132,804</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	<b>26,775</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
	19,921
<b>Profit on construction costs, but not attributable development costs @15%</b>	
<b>Sub-total ex-VAT</b>	<b>46,696</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	181,876
VAT@ 13.5%	24,553
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b>208,805</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs; **Excludes:** Financial Contributions, LA Bonds & Part V Contribution).

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value



## Bluescape Limited – Part V Residential Costs & Methodology – December 2021

	sq m/ ha
<b>Apartment Block - 1 Bedroom First Floor Apartment - Type C</b>	
Average Apartment Size	50.8
No. of Units	1
Total No. of Units on site	289
Total Site Area	13.9
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	127,000
Estimated Site Works & Servicing Costs per unit	14,732
<b>Sub Total</b>	<b>141,732</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	28,575
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	21,260
<b>Sub-total ex-VAT</b>	<b>49,835</b>
Site Cost per unit (existing use value[4]) Site Area / Units	2,376
Apartment & Land Cost - (Ex VAT)	193,943
VAT@ 13.5%	26,182
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>222,501</b>

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

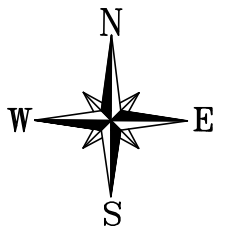
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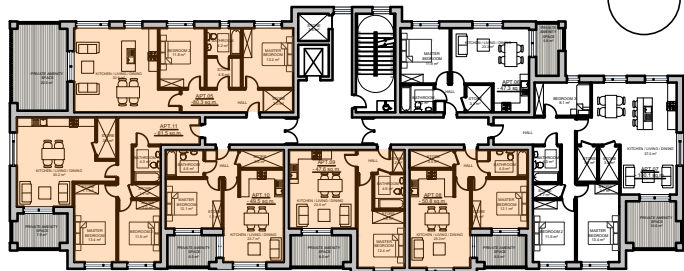


DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY. ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE. DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD. LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



**Part V - Northern land parcel**  
Location of 26no units allocated to satisfy the 10% Part V shown in magenta. This site was purchased in October 2016

**Part V - Southern land parcel**  
Location of 05no units allocated to satisfy the 20% Part V shown in orange. This site was purchased before September 2015



**APARTMENT BUILDING - FIRST FLOOR PLAN**  
PART V UNITS HIGHLIGHTED IN ORANGE  
1:500 @ A3

Part V Allocation (10%) - Northern Land Parcel - Purchased October 2016			
No. of Units	Unit Type	No. Bedrooms	Area (m <sup>2</sup> )
1	Type E1 - 3 bed townhouse	3	104.7
5	Type F1 - 2 bed townhouse	2	84.0
2	Type J1 - 1 bed GF apartment (own door access)	1	53.3
3	Type J2 - 1 bed GF apartment (own door access)	1	53.3
1	Type J3 - 1 bed GF apartment (own door access)	1	53.3
4	Type J4 - 1 bed GF apartment (own door access)	1	53.3
2	Type K1 - 2 bed Duplex apartment (own door access)	2	85.7
3	Type K2 - 2 bed Duplex apartment (own door access)	2	85.7
1	Type K3 - 2 bed Duplex apartment (own door access)	2	85.7
4	Type K4 - 2 bed Duplex apartment (own door access)	2	85.7
TOTAL NUMBER OF UNITS ALLOCATED FOR PART V = 26no			

Part V Allocation (20%) - Southern Land Parcel - Purchased before September 2015			
No. of Units	Unit Type	No. Bedrooms	Area (m <sup>2</sup> )
1	Apt Block - 2 bed FF apartment	2	80.3
1	Apt Block - 2 bed FF apartment	2	81.5
1	Apt Block - 1 bed FF apartment	1	49.5
1	Apt Block - 1 bed FF apartment	1	47.6
1	Apt Block - 1 bed FF apartment	1	50.8
TOTAL NUMBER OF UNITS ALLOCATED FOR PART V = 05no			

**PROPOSED PART V ALLOCATION**  
SCALE 1:2000 @ A3

date	rev	name	chk	note
01.12.21	P1	LM	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

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Project  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT TOWNLAND OF LACKENROE, GLOUNTHAUNE, CO CORK

Drawing title  
PROPOSED PART V ALLOCATION

Scale	Drawn	Checked	Date
1:2000 @ A3	LM	EJG	20.07.21
Project No.	Dr. No.	Revision	
20151	20151P/008	P1	

Information / Comments	Tender
Planning	Construction



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