



Part V Proposal

Residential Development at Coolflugh, Cloghroe,
Tower, Cork.

Cloghroe Development Limited

January 2022

Connecting people.
Connecting places.

Introduction

The applicants can confirm that they purchased the subject lands between 1 September 2015 and 31 July 2021. 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, the applicants propose to transfer 19 no. units within the proposed development to the Planning Authority for the purposes of social housing consisting of

- 5 no. 1 bedroom apartments (49.4 sqm).
- 1 no. 1 bed apartment (51.1 sqm).
- 6 no. 2 bedroom duplex apartments (86.3 sqm).
- 5 no. 2 bedroom townhouses (80.2 sqm).
- 2 no. 3 bedroom townhouses (96.1 sqm)

This represents 10% of the overall number of units within the scheme and will comprise a mixture of apartments, duplexes and terraced housing. 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 Dedy Gahan Architects.

Cloghroe Development Limited – Part V Costs Methodology - January 2022

House Cost Summary - 3 bedroom townhouse

	sq m/ ha
House Cost Summaries	
Unit Size	96.1
No. of Units	2
Total No. of Units on site	198
Total Site Area	7.5
Assumed Costs	
Construction Cost (per sq m) [1]	1,200
Site Works & Indirect Site Cost (per sq m) [2]	540.00
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	115,320
Estimated External Works; Site Works & Indirect Site Costs per unit	51,894
Sub Total	167,214
	25,947
Attributable Development Costs @ 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%	25,082
Sub-total ex-VAT	51,029
Site Cost per unit (existing use value[4]) Site Area / Units	1,871
House & Land Cost - (Ex VAT)	220,114
VAT @ 13.5%	29,715
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	<u>249,830</u>

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for Developer Standard Apartments is €1,100 to €1,400 per sq m; 15% to account for cost increase to 2018.

[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

Cloghroe Development Limited – Part V Costs Methodology - January 2022

House Cost Summary - 2 bedroom townhouse

House Cost Summaries sq m/ ha

Unit Size	80.2
No. of Units	5
Total No. of Units on site	198
Total Site Area	7.5

Assumed Costs

Construction Cost (per sq m) [1]	1,200
Site Works & Indirect Site Cost (per sq m) [2]	540.00
Existing Use Value of land (per ha) [3]	49,400
	€

Construction Costs (excluding Construction Profit)

Estimated Construction Cost per unit	96,240
Estimated External Works; Site Works & Indirect Site Costs per unit	43,308

Sub Total	139,548
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Attributable Development Costs @ 22.5% of House Construction Costs [4]	21,654
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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%	20,932
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Sub-total ex-VAT	42,586
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Site Cost per unit (existing use value[4]) Site Area / Units	1,871
House & Land Cost - (Ex VAT)	184,005
VAT@ 13.5%	24,841

Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	<u>208,846</u>
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[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for Developer Standard Apartments is €1,100 to €1,400 per sq m; 15% to account for cost increase to 2018.

[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).

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

Cloghroe Development Limited – Part V Costs Methodology - January 2022

	sq m/ ha
House Cost Summaries - 2 Bed Duplex/Apartments -	
Average Apartment Size	86.3
No. of Units	6
Total No. of Units on site	198
 Total Site Area	 7.5
Assumed Costs	
Construction Cost (per sq m) [1]	1,850
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	159,655
Estimated Site Works & Servicing Costs per unit	25,027
Sub Total	184,682
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	35,922
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	27,702
Sub-total ex-VAT	63,625
Site Cost per unit (existing use value[4]) Site Area / Units	1,871
Apartment & Land Cost - (Ex VAT)	250,178
VAT@ 13.5%	33,774
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	285,823

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for Developer Standard Apartments is €1,600 to €2,100 per sq m; 15% to account for cost increase to 2018.

[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).

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

Cloghroe Development Limited – Part V Costs Methodology - January 2022

	sq m/ ha
House Cost Summaries - 1 Bed Apartments	
Average Apartment Size	49.7
No. of Units	6
Total No. of Units on site	198
Total Site Area	7.5
Assumed Costs	
Construction Cost (per sq m) [1]	1,850
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	91,945
Estimated Site Works & Servicing Costs per unit	14,413
Sub Total	106,358
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	20,688
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	15,954
Sub-total ex-VAT	36,641
Site Cost per unit (existing use value[4]) Site Area / Units	1,871
Apartment & Land Cost - (Ex VAT)	144,871
VAT@ 13.5%	19,558
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	166,299

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for Developer Standard Apartments is €1,600 to €2,100 per sq m; 15% to account for cost increase to 2018.

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[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

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



TOTAL - 19no. PART V UNITS

- 05 no. 1 bed apartments/2 person - 49.4m²
- 01 no. 1 bed apartments/2 person - 51.1m²
- 06 no. 2 bed duplex apartments/4 person - 86.3m²
- 05 no. 2 bed townhouses/4 person - 80.2m²
- 02 no. 3 bed townhouses/5 person - 96.1m²

PROPOSED PART V ALLOCATION SCALE 1:2000 @ A3

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

DEADY GAHAN
DG
ARCHITECTS

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T: 021 4355016 W: WWW.DGARCHITECTS.IE
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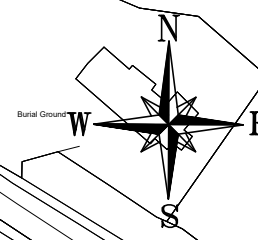
Project
PROPOSED MIXED-USE DEVELOPMENT
IN CLOUGHROE, TOWER, CO. CORK

Drawing title
PROPOSED PART V ALLOCATION

Scale 1:2000 @ A3	Drawn PL	Checked EJG	Date 03.12.20
Project No. 20068	Dwg. No. 20068/P1010	Revision P1	

Information / Comments
Planning

Tender
Construction



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