

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

22<sup>nd</sup> February 2022

**Re: Part V proposal for a Strategic Housing Development (SHD) Application to An Bord Pleanála at 'a site of c.3.39 hectares 609 Housing units at the former CMP Dairies site, known as Creamfields, Tramore Road and Kinsale Road, Cork**

Dear Sir/Madam,

Watfore Limited intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.39ha, on lands located at the former "CMP Dairies" site, known as Creamfields, at Kinsale Road / Tramore Road, Cork. The proposed development will consist of a Strategic Housing Development of 609no. dwellings (561no. apartments (of which 257no. are Build To Rent) and 48no. townhouses) in 12no. buildings of between 1-15 storeys in height over ground, to include a coffee kiosk; gym; café; retail use; creche and community hub; public square; car parking; cycle parking; and all associated site development, infrastructural, and landscaping works on the site of the former CMP Dairies site, Kinsale Road and Tramore Road, Cork.

As per the Department of the Environments Circular PL 10/2015 and Housing Circular 36/2015 in relation to Part V, we would like to confirm that we will be providing 71 apartment units on site as per Option 2 (Pg. 6) of the circular as provided for under Section 96(3)(b)(i) of the Planning and Development Act (as amended).

We wish to confirm that we have used the methodology as set out in Table 2, Pg. 10 of the Departments Circular to estimate the costs.

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#### Dublin

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IS EN ISO 9001 2008  
IS EN ISO 14001 2004  
OHSAS 18001 2007

#### Cavan

KSN Construction Consultants is a registered business  
name for Kerrigan Sheanon Newman Unlimited

We understand from page 12 of the circular that it is estimated costs that are required to be submitted with the planning application. As such we append the cost estimate that such a provision on site will be. If you have any queries, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads 'Justin Travers'. The signature is written in a cursive style and is positioned above a horizontal line.

Justin Travers

**KSN Construction Consultants (on behalf of Watfore Limited)**

**Beech House**

**Beech Hill Campus**

**Dublin 4**

Part V - Cost



Creamfields

Old Kinsale Road  
Cork

22 February 2022

Excellence  
built on trust

Part V - Cost  
Creamfields  
Old Kinsale Road  
Cork



22 February 2022

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Title	Date	Prepared	Checked	Approved
Part V - Cost	22/02/2022	WmOL	JT	JT

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Summary Development Costs				
	1 Bed Apt (48/50m2 NIA)	2 Bed Apt (73/78.8/81/81.8m 2 NIA)	3 Bed Corner Apt (95.5m2 NIA)	Total Development
<b>Total GIFA (m2)</b>	3256.44	6086.07	1533.25	<b>10875.76</b>
<b>Total GIFA (ft2)</b>	35052.07	65509.93	16503.74	<b>117065.74</b>
<b>Nr Units</b>	50.00	60.00	12.00	<b>122.00</b>
<b>Site Area (Ha)</b> 3.37Ha / 609nr = 0.0055 / unit	0.28	0.33	0.07	
	€	€	€	€
Construction costs	€ 9,074,838.48	€ 16,793,856.43	€ 4,160,855.06	€ 30,029,549.97
Construction Profit (15% on construction costs)	€ 1,361,225.77	€ 2,519,078.46	€ 624,128.26	€ 4,504,432.50
Design team fees	€ 1,088,980.62	€ 2,015,262.77	€ 499,302.61	€ 3,603,546.00
Planning application fees	€ 7,377.05	€ 8,852.46	€ 1,770.49	€ 18,000.00
Fire Certificate fees	€ 9,443.69	€ 17,649.61	€ 4,446.42	€ 31,539.71
DAC Certificate fees	€ 3,606.56	€ 4,327.87	€ 865.57	€ 8,800.00
Archaeological Fees	€ 1,229.51	€ 1,475.41	€ 295.08	€ 3,000.00
Legal & Marketing Fees	€ 45,081.97	€ 54,098.36	€ 10,819.67	€ 110,000.00
Homebond / structural guarantees	€ 41,250.00	€ 49,500.00	€ 9,900.00	€ 100,650.00
Site Survey / site investigations	€ 6,557.38	€ 7,868.85	€ 1,573.77	€ 16,000.00
Development Contributions	€ 85,807.31	€ 160,367.98	€ 40,401.07	€ 286,576.36
Utility & Connection Charges / service connections	€ 85,000.00	€ 102,000.00	€ 20,400.00	€ 207,400.00
Financing Costs	€ 838,381.99	€ 1,566,878.53	€ 394,739.48	€ 2,800,000.00
Legal & Marketing Fees (N/A)	-	-	-	
Utility Fees & Charges	Incl.	Incl.	Incl.	
Existing Use Value Of Land / Site Cost	€ 46,666.67	€ 46,666.67	€ 46,666.67	€ 140,000.00
<b>TOTAL (Excl. VAT)</b>	€ 12,695,446.98	€ 23,347,883.40	€ 5,816,164.16	€ 41,859,494.54
VAT @ 13.5%	€ 1,713,885.34	€ 3,151,964.26	€ 785,182.16	€ 5,651,031.76
<b>TOTAL (Incl. VAT)</b>	€ 14,409,332.32	€ 26,499,847.66	€ 6,601,346.32	€ 47,510,526.30
Total / unit	€ 288,186.65	€ 441,664.13	€ 550,112.19	€ 389,430.54
Total / m2	€ 4,424.87	€ 4,354.18	€ 4,305.47	€ 4,368.48
Total / ft2	€ 411.08	€ 404.52	€ 399.99	€ 405.84

<b>Summary Construction Costs</b>				
	<b>1 Bed Apt (48/50m2 NIA)</b>	<b>2 Bed Apt (73/78.8/81/81.8m 2 NIA)</b>	<b>3 Bed Corner Apt (95.5m2 NIA)</b>	<b>Total</b>
Total GIFA m2	3256.44	6086.07	1533.25	<b>10875.76</b>
Total GIFA SqFt	35052.07	65509.93	16503.74	<b>117065.74</b>
Nr of units	50.00	60.00	12.00	<b>122.00</b>
	<b>€</b>	<b>€</b>	<b>€</b>	<b>€</b>
<b><u>Construction Costs</u></b>				
Construction	6,767,422	12,518,964	3,099,668	22,386,055
Siteworks	261,615	488,941	123,178	873,734
Preliminaries	1,037,486	1,919,967	475,692	3,433,145
Contingency and Profit	1,008,315	1,865,984	462,317	3,336,617
<b>Total Construction Cost Excl. VAT</b>	<b>9,074,838</b>	<b>16,793,856</b>	<b>4,160,855</b>	<b>30,029,550</b>
<b>Cost per unit</b>	181,497	279,898	346,738	246,144
<b>Cost per ft2</b>	258.90	256.36	252.12	256.52
<b>Cost per m2</b>	2,786.73	2,759.39	2,713.75	2,761.14



**Schedule of accommodation (Part V Units)**

	Dwelling Type	1-bed	2-bed	3 Bed	4 Bed
<b>Building B</b>	<i>Apartment</i>	10	8		
<b>Building C</b>	<i>Apartment</i>	11	12		
<b>Building E</b>	<i>Apartment</i>	10	13	5	
<b>Building F</b>	<i>Apartment</i>	15	10	3	
<b>Duplex Building G</b>	<i>Apartment</i>		2		
<b>Duplex Building H</b>	<i>Apartment</i>		2		
<b>Building J</b>	<i>Apartment</i>	4	6	4	
<b>Building I</b>	<i>Apartment</i>		2		
<b>Building L</b>	<i>Apartment</i>		2		
<b>Building M</b>	<i>Apartment</i>		1		
<b>Building N</b>	<i>Apartment</i>		2		
<b>Total:</b>		<b>50</b>	<b>60</b>	<b>12</b>	<b>0</b>
		<b>122</b>			



Overall Schedule of accomodation					
	Dwelling Type	1-bed	2-bed	3 Bed	4 Bed
Building B	Apartment	42	48	-	-
	Townhouse	-	-	-	-
Building C	Apartment	37	79	-	-
	Townhouse	-	-	-	-
Building E	Apartment	21	73	21	-
	Townhouse	-	-	-	-
Building F	Apartment	57	69	16	-
	Townhouse	-	-	-	-
Building J	Apartment	24	23	8	-
	Townhouse	1	10	3	-
Duplex Building G	Apartment	-	5	-	-
	Townhouse	-	-	-	5
Duplex Building H	Apartment	-	4	-	-
	Townhouse	-	-	-	4
Building I	Apartment	-	4	-	-
	Townhouse	-	-	-	4
Building L	Apartment	-	9	-	-
	Townhouse	-	-	-	9
Building M	Apartment	-	3	-	-
	Townhouse	-	-	-	3
Building N	Apartment	8	10	-	-
	Townhouse	-	-	-	9
Total:		190	337	48	34
		609			