



Part V Proposal

Proposed Strategic Housing Development,
'The Farm', Bessborough, Ballinure, Blackrock, Cork.

Client Estuary View Enterprises 2020 Limited

March 2022

Connecting people.
Connecting places.

01. Introduction

1.1 CONTEXT

Part V, s.96 of the Planning and Development Act 2000 (as amended) applies to this application. Current provisions relating to Part V under the Urban Regeneration and Housing Act 2015 were formally enacted on 1st September 2015 and subsequently amended by the Affordable Housing Act 2021. Under the legislation, there are three broad items that need to be included in a planning application for a Part V proposal:

- How the applicant intends to discharge their Part V obligation as regards a selection of a preferred option from the options available under legislation;
- Details in relation to the units or land to be provided; and:
- Financial aspects related to the cost methodology.

As the subject lands were acquired by Estuary View Enterprises 2020 Limited, between 1 September 2015 and 31 July 2021, in accordance with the current legislation, 10% of the proposed units should be transferred to the Council as social housing. A Part V Costs & Methodology is outlined below and attached is a map identifying the units which the applicants propose to transfer.

Part V Proposal

The overall development comprises 140 no. residential units. To meet Part V obligations, the applicants propose to transfer 14 no. apartment units to Cork City Council, 10% of the overall development. As stipulated by Cork City Council, these units are scattered throughout the five apartment buildings (Blocks A, B, C, D and E), and are comprised of 6 no. 1-bedroom apartment units, 7 no. 2-bedroom apartments and 1 no. 3-bedroom apartment as identified in Table 01 and on the attached Part V drawing prepared by ShipseyBarry Architects.

Floor	Unit	Unit Type	Area (m ²)
Ground Floor	C 0.1	1 Bedroom	45.4 m ²
	C 0.9	2 Bedroom	93.4 m ²
	D 0.8	1 Bedroom	45.1 m ²
	E 0.3	2 Bedroom	80.4 m ²
First Floor	C 1.11	1 Bedroom	45.4 m ²
	D 1.21	2 Bedroom	72.7 m ²
	D 1.24	1 Bedroom	45.1 m ²
	E 1.12	2 Bedroom	80.4 m ²
Second Floor	C 2.23	1 Bedroom	45.4 m ²
	D 2.38	2 Bedroom	72.7 m ²
	D 2.42	1 Bedroom	45.1 m ²
	E 2.25	2 Bedroom	80.4 m ²
Third Floor	D 3.54	2 Bedroom	72.7 m ²
	E 3.38	3 Bedroom	106.3 m ²

Table 01 – Proposed art V Unit Break Down

Estuary View Enterprises 2020 Limited - Part V Residential Costs & Methodology

March 2022

1 Bedroom Apartment Cost Summary	sq m/ ha
Average Apartment Size	45.3
No. of Units	6
Total No. of Units on site	140
Total Site Area	4.2842
Assumed Costs	
Construction Cost (per sq m) [1]	2,150
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	97,395
Estimated Site Works & Servicing Costs per unit	13,137
Sub Total	110,532
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	21,914
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	16,580
Sub-total ex-VAT	38,494
Site Cost per unit (existing use value[4]) Site Area / Units	1,512
Apartment & Land Cost - (Ex VAT)	150,537
VAT@ 13.5%	20,323
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	172,372

[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

Estuary View Enterprises 2020 Limited - Part V Residential Costs & Methodology

March 2022

2 Bedroom Apartment Cost Summary	sq m/ ha
Average Apartment Size	79
No. of Units	7
Total No. of Units on site	140
Total Site Area	4.2842
Assumed Costs	
Construction Cost (per sq m) [1]	2,150
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	169,850
Estimated Site Works & Servicing Costs per unit	22,910
Sub Total	192,760
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	38,216
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	28,914
Sub-total ex-VAT	67,130
Site Cost per unit (existing use value[4]) Site Area / Units	1,512
Apartment & Land Cost - (Ex VAT)	261,402
VAT@ 13.5%	35,289
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	298,203

[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).

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Estuary View Enterprises 2020 Limited - Part V Residential Costs & Methodology

March 2022

3 Bedroom Apartment Cost Summary	sq m/ ha
Average Apartment Size	106.3
No. of Units	1
Total No. of Units on site	140
Total Site Area	4.2842
Assumed Costs	
Construction Cost (per sq m) [1]	2,150
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	228,545
Estimated Site Works & Servicing Costs per unit	30,827
Sub Total	259,372
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	51,423
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	38,906
Sub-total ex-VAT	90,328
Site Cost per unit (existing use value[4]) Site Area / Units	1,512
Apartment & Land Cost - (Ex VAT)	351,212
VAT@ 13.5%	47,414
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	400,137

[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



Carl O'Mahony & Co

SOLICITORS

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Our Ref: **COM/AR/C166**

Your Ref:

1st March 2022

Date:

To Whom It May Concern

RE: Our Clients: Estuary View Enterprises 2020 Limited
Property: Lands at Bessborough, Co. Cork

Dear Sirs,

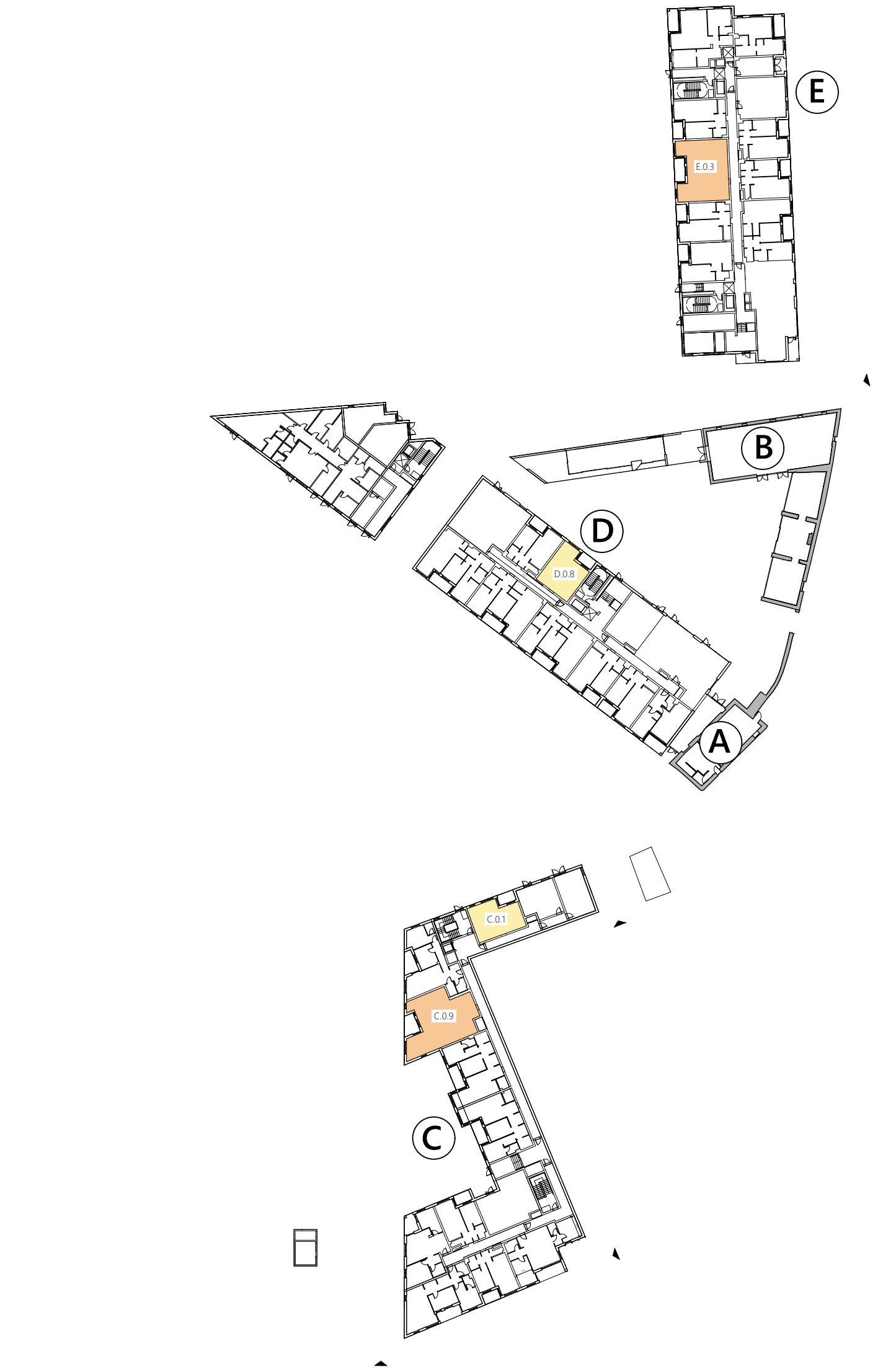
We refer to the above matter and confirm that we act on behalf of Estuary View Enterprises 2020 Limited.

We confirm that our client is the owner of the above property, the title having been transferred to Estuary View Enterprises 2020 Limited pursuant to Deed of Transfer dated the 18th December 2020.

Yours faithfully,

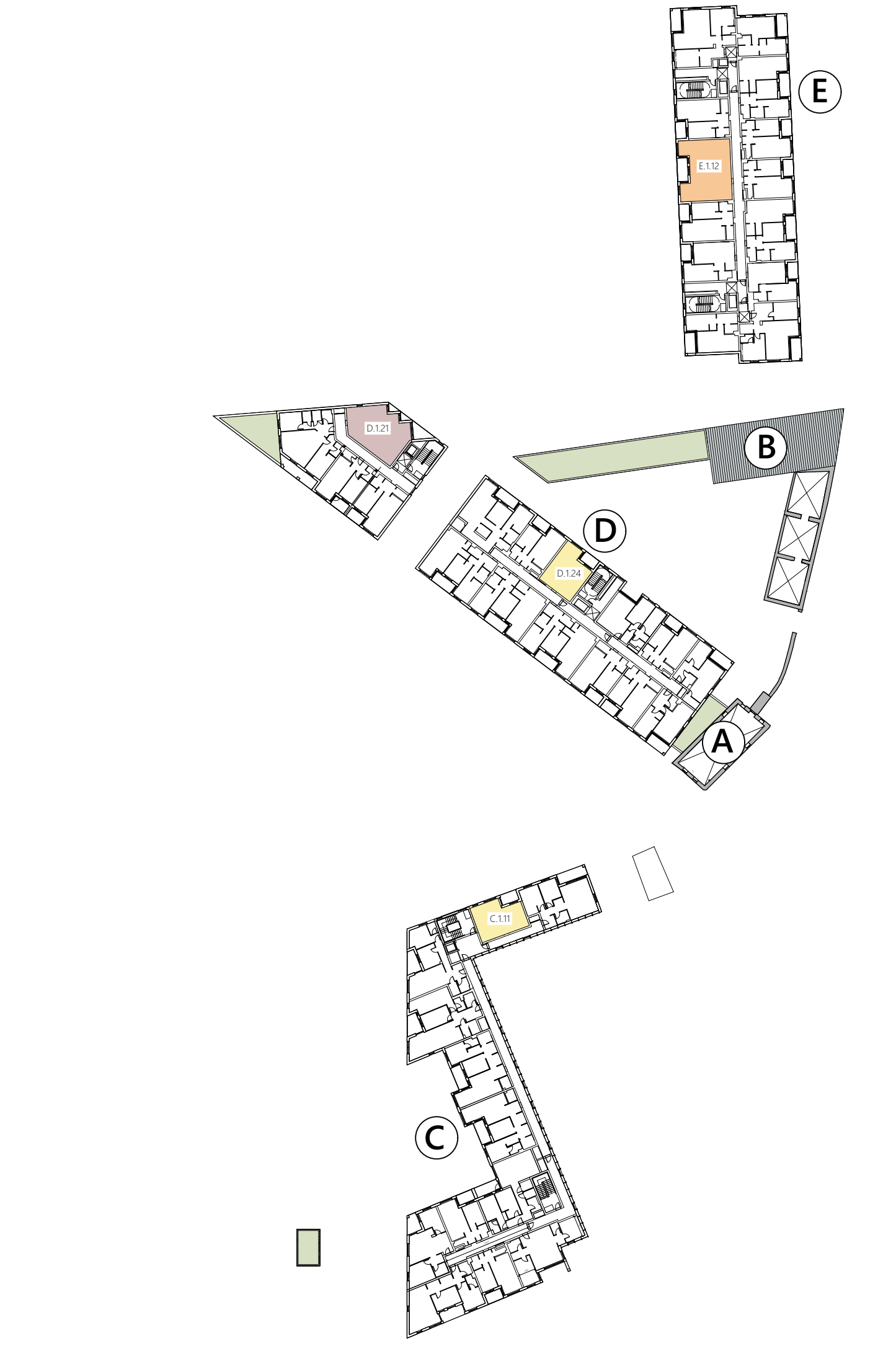
Carl O'Mahony & Co
CARL O'MAHONY & CO
SOLICITORS

BUILDINGS C, D, E



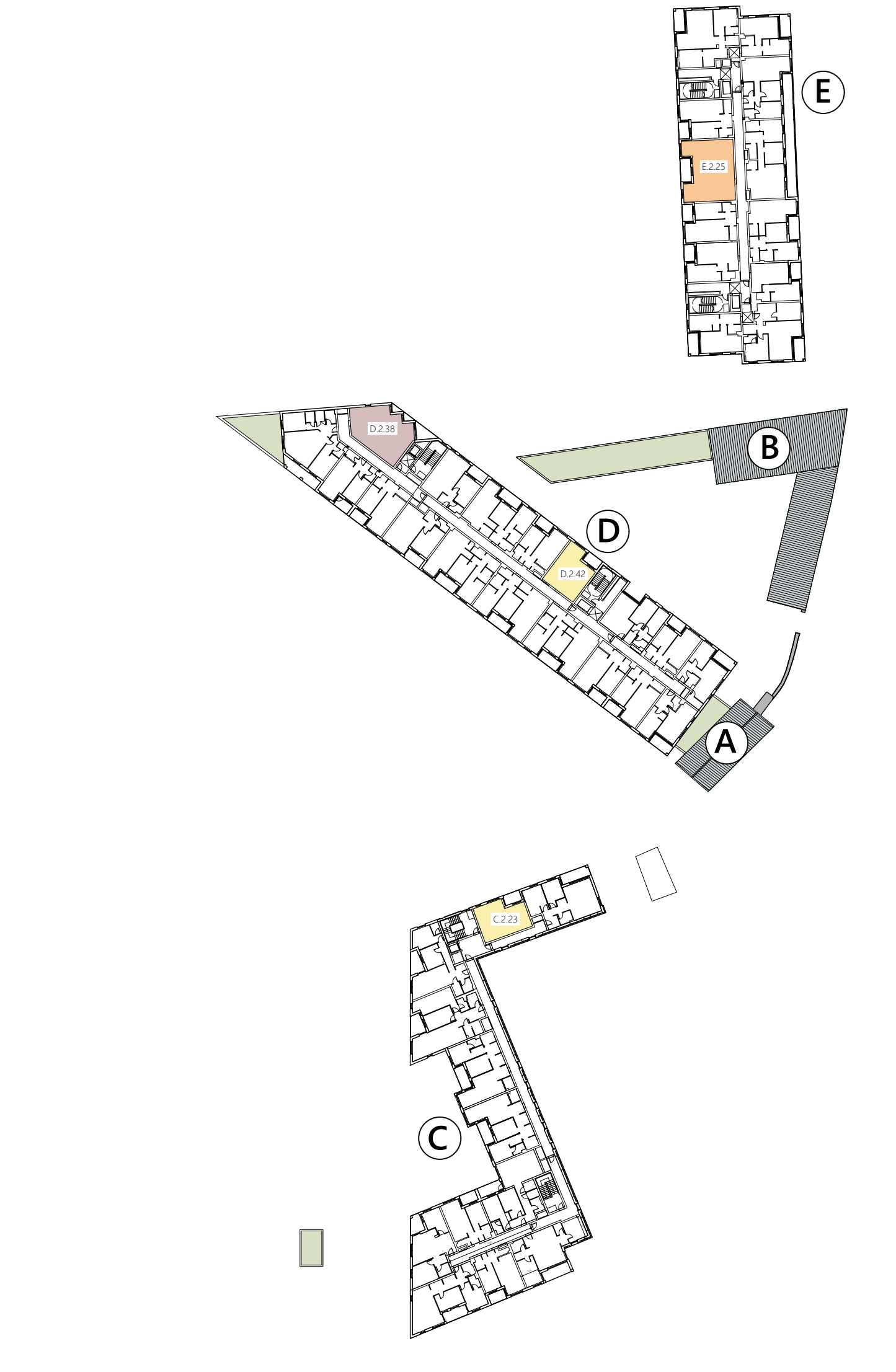
0 LEVEL 0 (GROUND FLOOR PLAN)
SCALE NTS

PART V APARTMENT REF.NO.
C.0.1,
C.0.9,
D.0.8,
E.0.3,



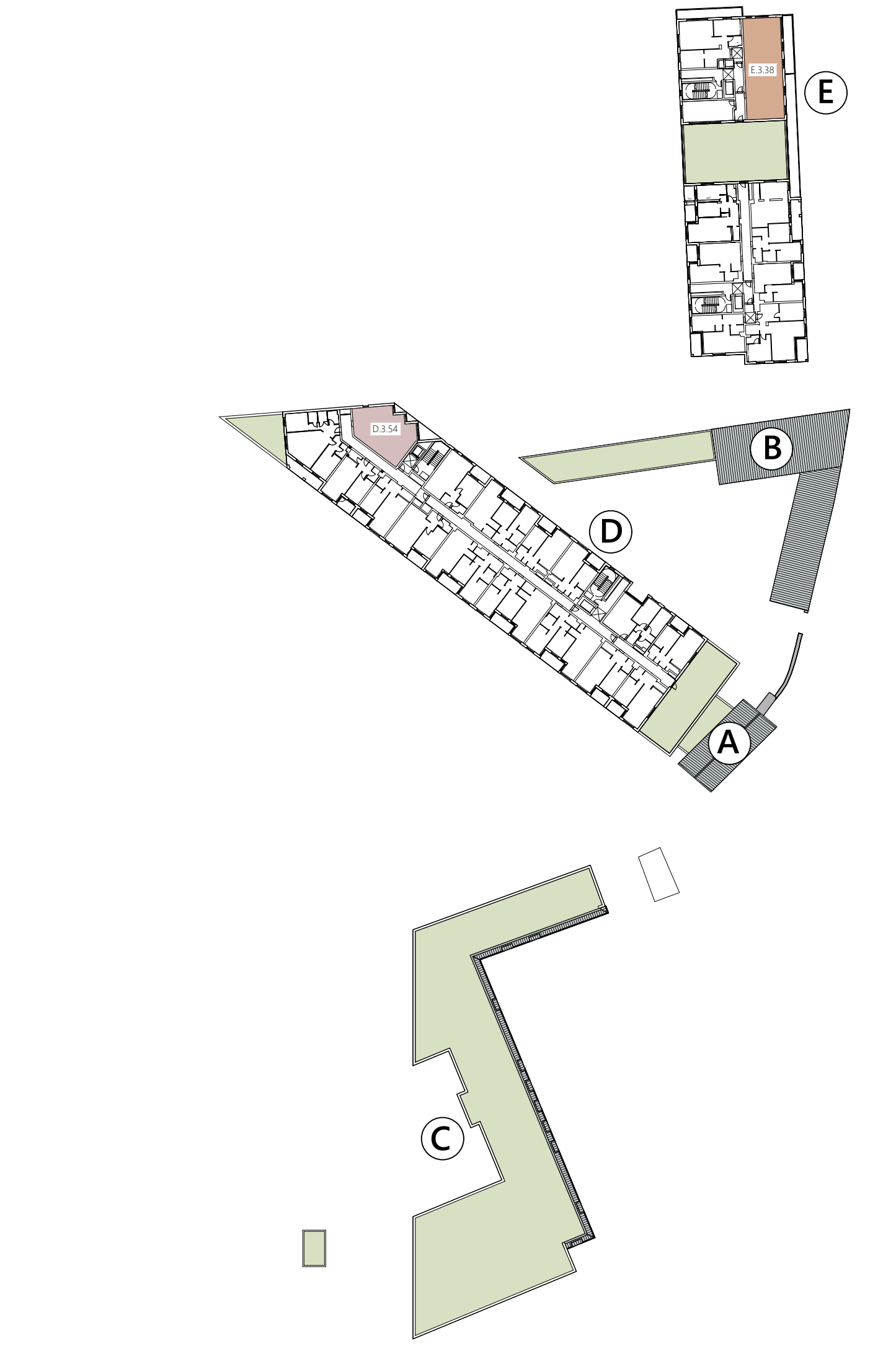
1 LEVEL 1 (FIRST FLOOR PLAN)
SCALE NTS

PART V APARTMENT REF.NO.
C.1.11,
D.1.21,
D.1.24,
E.1.12,



2 LEVEL 2 (SECOND FLOOR PLAN)
SCALE NTS

PART V APARTMENT REF.NO.
C.2.23
D.2.38
D.2.42
E.2.25



3 LEVEL 3 (THIRD FLOOR PLAN)
SCALE NTS

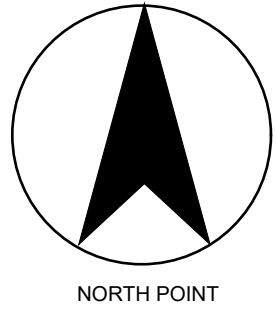
PART V APARTMENT REF.NO.
D.3.54
E.3.38

NOTE:
14 (10%) FROM 140 APARTMENTS FOR PART V
ALLOCATION

LEVEL	1 BED 2P.	2 BED 3P.	2 BED 4P.	3 BED 5P.	NO.
G	2		2		4
1ST	2	1	1		4
2ND	2	1	1		4
3RD		1		1	2
4TH					0
TOTAL	6	3	4	1	14 (10%)

LEGEND

- 1 BEDROOM 2 PERSON APARTMENT
- 2 BEDROOM 3 PERSON APARTMENT
- 2 BEDROOM 4 PERSON APARTMENT
- 3 BEDROOM 5 PERSON APARTMENT



FARM SCHEME
BUILDINGS: A,B,C,D,E
140 APARTMENTS

	NO.	%
1 BEDROOM AP.	70	50.0 %
2 BEDROOMS AP. 3P	12	8.6 %
2 BEDROOM AP. 4P	57	40.7 %
3 BEDROOMS AP.	1	0.7 %
TOTAL NO.	140	100 %