



Part V Proposal

Proposed Strategic Housing Development,
'The Meadows', 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 280 no. residential units. To meet Part V obligations, the applicants propose to transfer 28 no. apartment units to Cork City Council, 10% of the overall development. These are comprised of 12 no. 1-bedroom apartment units and 16 no. 2-bedroom apartments as identified in Table 01 and on the attached Part V drawing prepared by ShipseyBarry Architects.

Block	Unit	Unit Type	Area
B 1st Floor	B1.11	2 Bedroom	73.8 m ²
	B1.12	2 Bedroom	73.7 m ²
	B1.13	1 Bedroom	52.1 m ²
	B1.14	1 Bedroom	66 m ²
B 2nd Floor Total	B2.19	2 Bedroom	73.4 m ²
	B2.20	2 Bedroom	74.2 m ²
	B2.21	2 Bedroom	73.8 m ²

	B2.22	2 Bedroom	73.7 m ²
	B2.23	1 Bedroom	52.1 m ²
	B2.24	1 Bedroom	66 m ²
	B2.25	2 Bedroom	90.1 m ²
	B2.26	2 Bedroom	77.7 m ²
	B2.27	1 Bedroom	45 m ²
	B2.28	2 Bedroom	77.1 m ²
	B2.29	1 Bedroom	51.7 m ²
	B3.30	1 Bedroom	49.8 m ²
B 3rd Floor Total	B3.31	2 Bedroom	73.4 m ²
	B3.32	2 Bedroom	74.2 m ²
	B3.33	2 Bedroom	73.8 m ²
	B3.34	2 Bedroom	73.7 m ²
	B3.35	1 Bedroom	52.1 m ²
	B3.36	1 Bedroom	66 m ²
	B3.37	2 Bedroom	90.1 m ²
	B3.38	2 Bedroom	77.7 m ²
	B3.39	1 Bedroom	45 m ²
	B3.40	2 Bedroom	77.1 m ²
	B3.41	1 Bedroom	51.7 m ²
	B3.42	1 Bedroom	49.8 m ²

Table 01 – Proposed Part V Unit Break Down

In view of the range of small variations in the apartment floor areas in each apartment category, the following cost methodology has been calculated on an average floor area for the overall 1 bedroom and 2 bedroom category.

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

March 2022

1 Bedroom Apartment Cost Summary	sq m/ ha
Average Apartment Size	53.9
No. of Units	12
Total No. of Units on site	280
Total Site Area	2.2905
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	115,885
Estimated Site Works & Servicing Costs per unit	15,631
Sub Total	131,516
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	26,074
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	19,727
Sub-total ex-VAT	45,802
Site Cost per unit (existing use value[4]) Site Area / Units	404
Apartment & Land Cost - (Ex VAT)	177,722
VAT@ 13.5%	23,992
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	202,118

[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	76.7
No. of Units	16
Total No. of Units on site	280
Total Site Area	2.2905
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	164,905
Estimated Site Works & Servicing Costs per unit	22,243
Sub Total	187,148
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	37,104
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	28,072
Sub-total ex-VAT	65,176
Site Cost per unit (existing use value[4]) Site Area / Units	404
Apartment & Land Cost - (Ex VAT)	252,728
VAT@ 13.5%	34,118
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	287,250

[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)

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[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

City Park House, 20/21 Sullivan's Quay, Cork
Tel: 021 431 4444 / 431 4477 | Fax: 021 431 4488 | Email: carl.carlomahony@gmail.com | www.omahonysolicitorscork.ie

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,

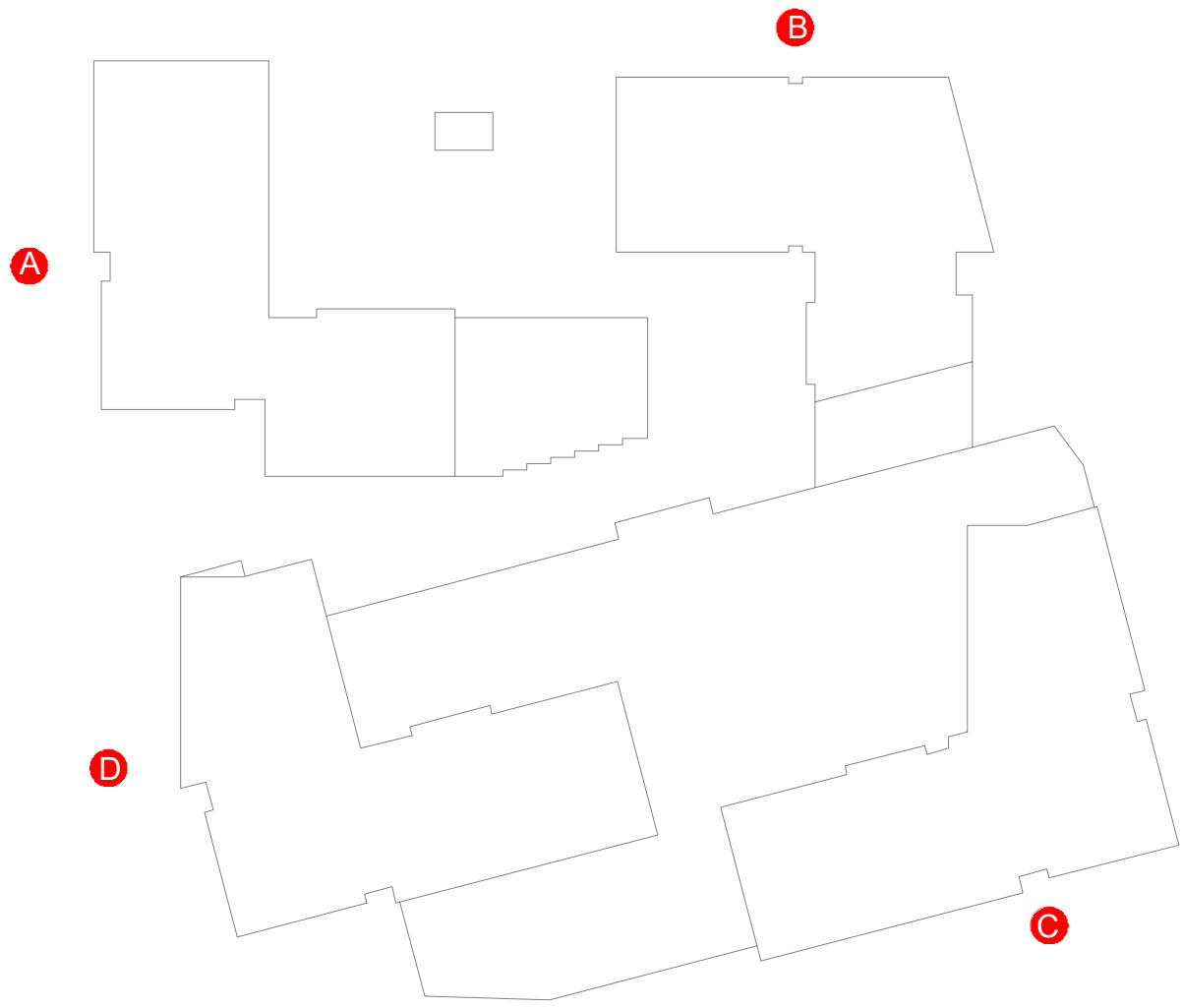
We refer to the above matter and confirm that we act on behalf of Estuary View Enterprises 2020 Limited.

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.

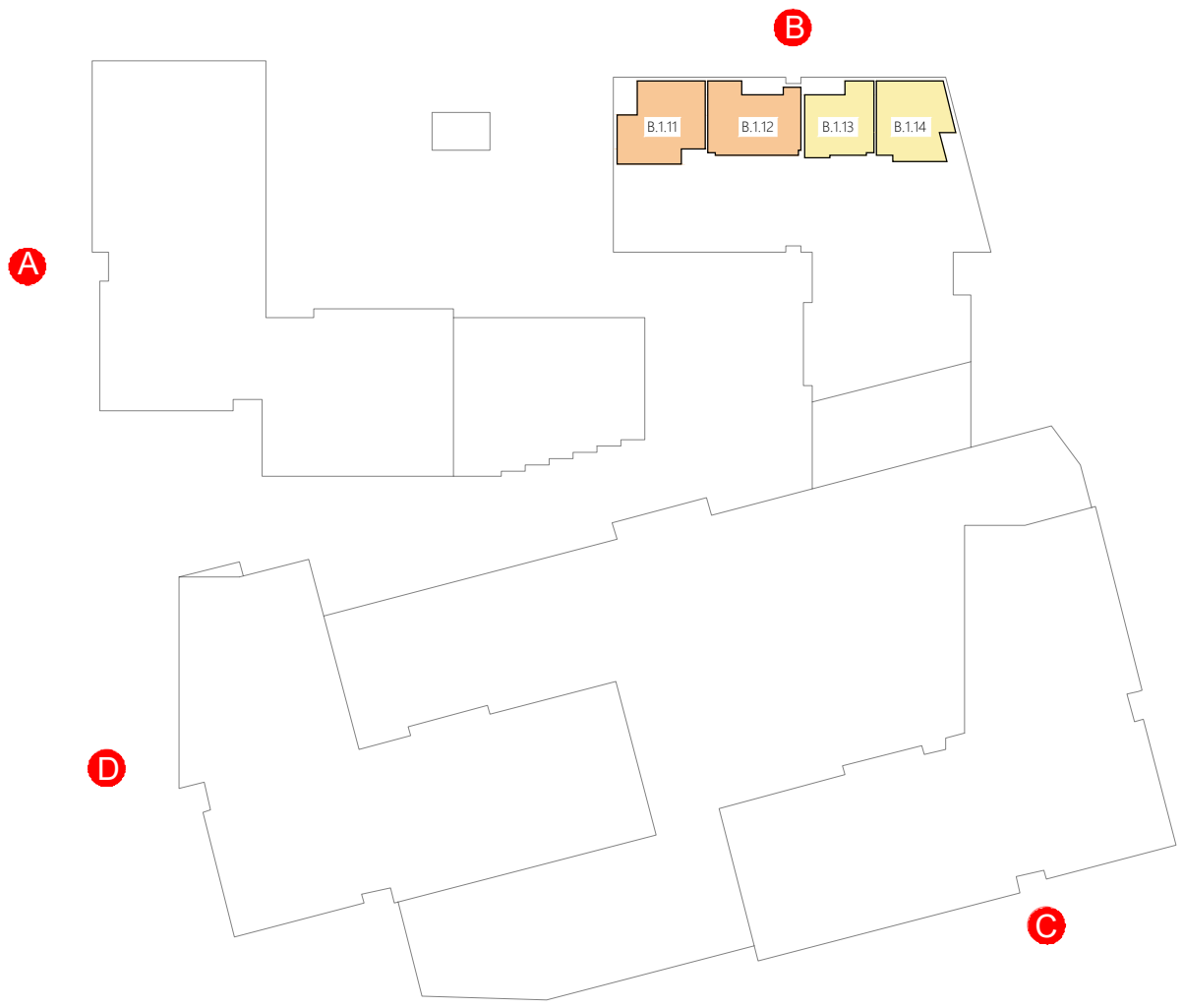
Yours faithfully,

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

PART V

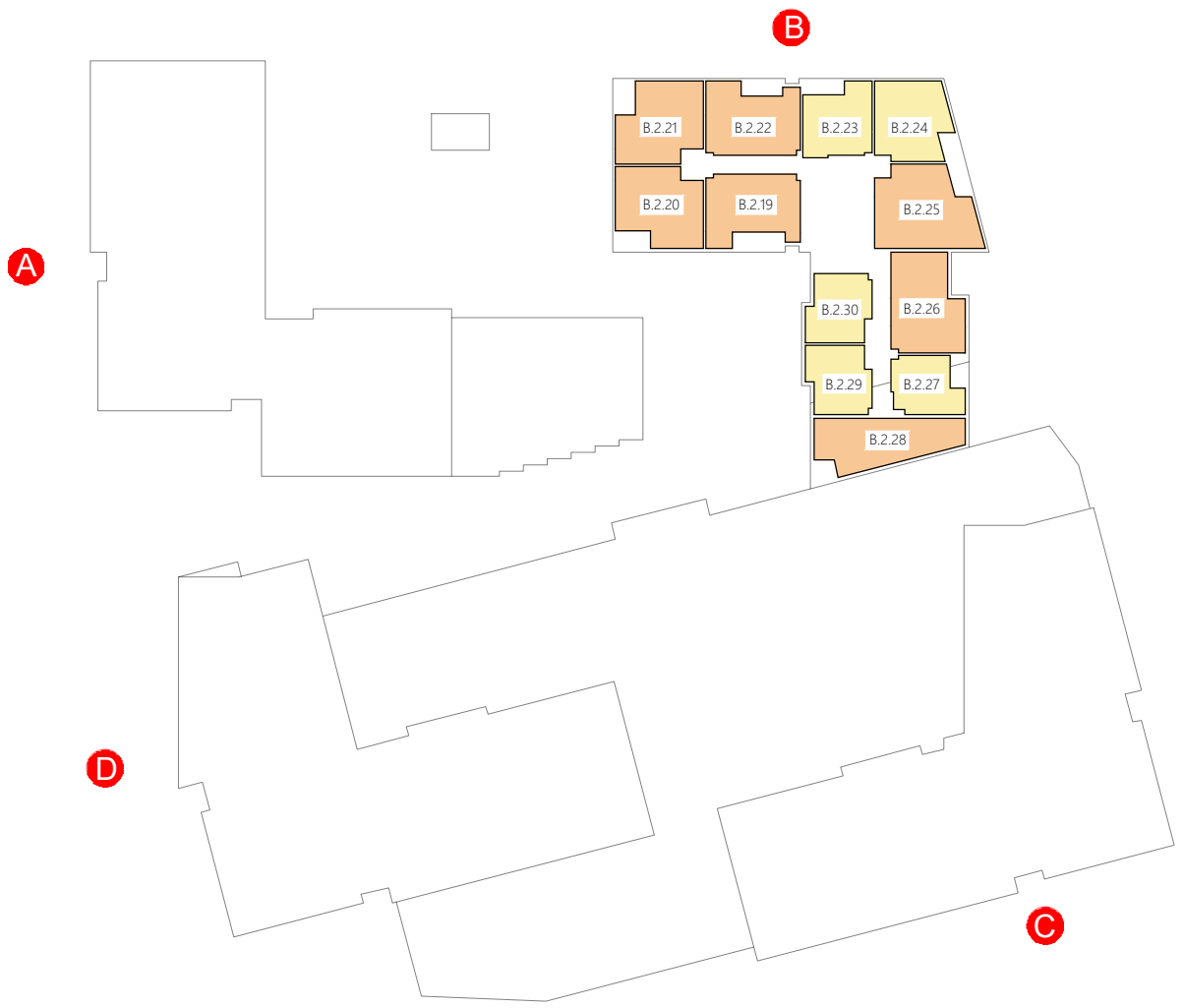


0 GROUND FLOOR PLAN
SCALE NTS



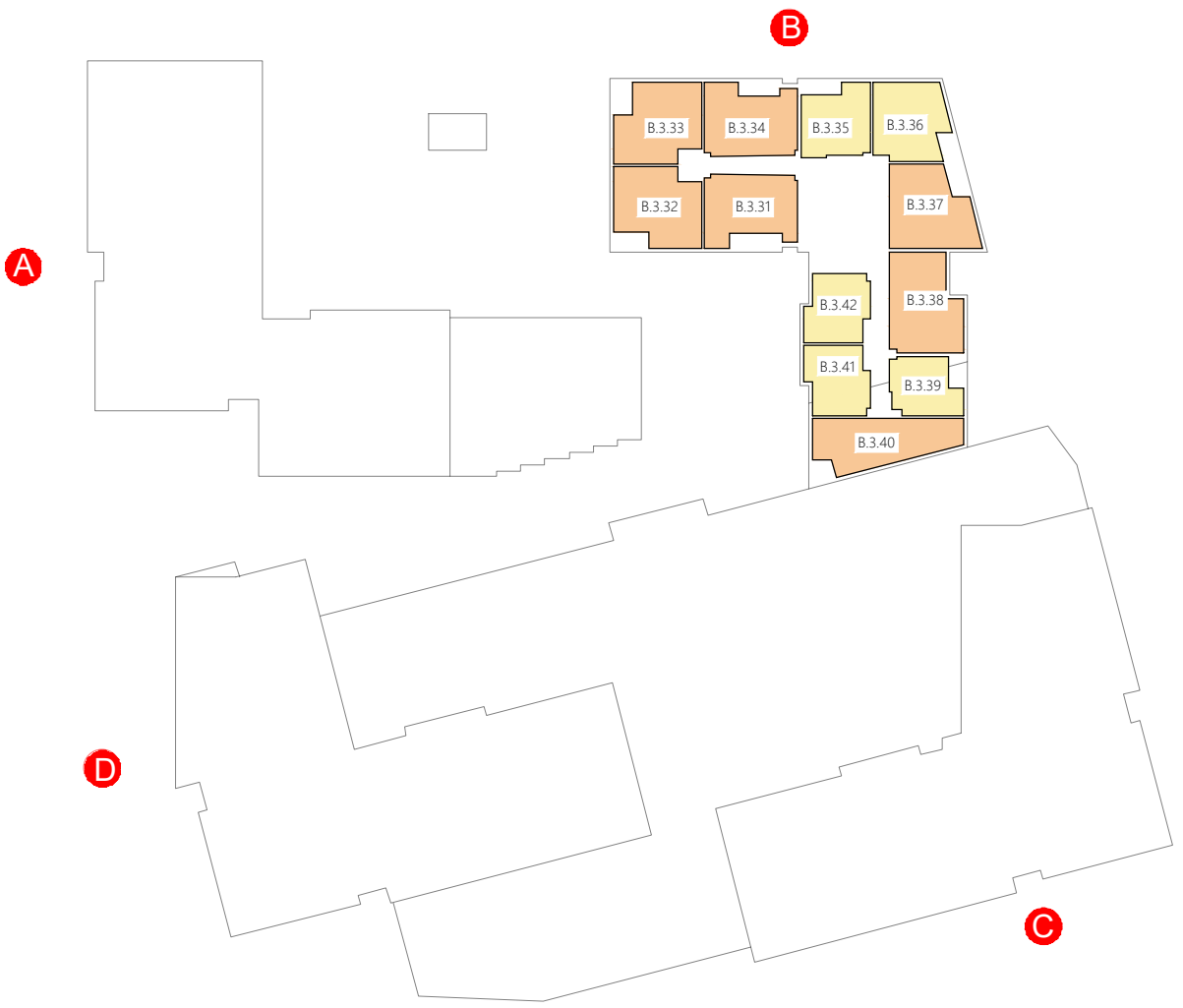
1 FIRST FLOOR PLAN
SCALE NTS

PART V APARTMENT REF.NO.
B.111
B.112
B.113
B.114



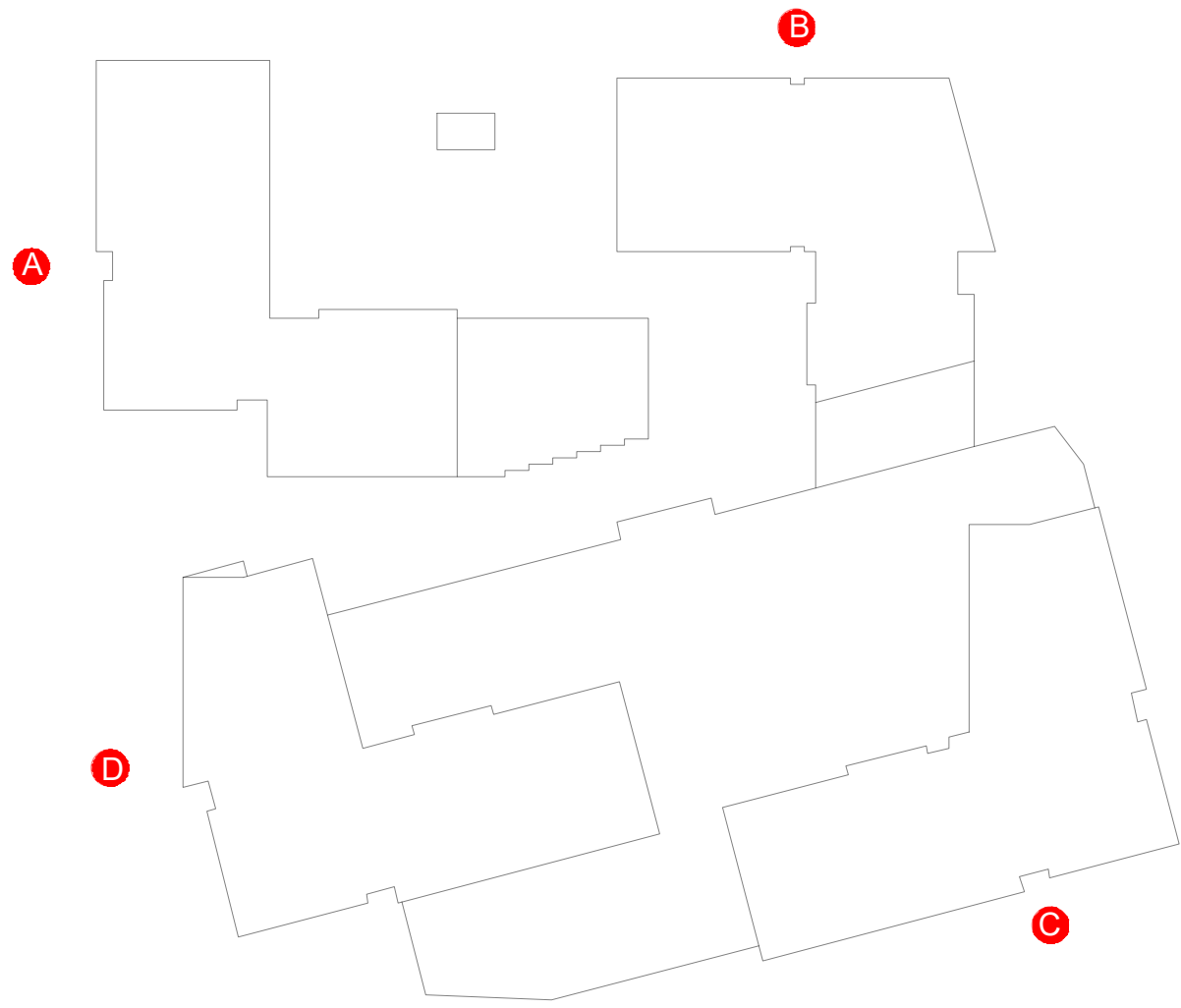
2 SECOND FLOOR PLAN
SCALE NTS

PART V APARTMENT REF.NO.
B.2.19 B.2.23 B.2.27
B.2.20 B.2.24 B.2.28
B.2.21 B.2.25 B.2.29
B.2.22 B.2.26 B.2.30

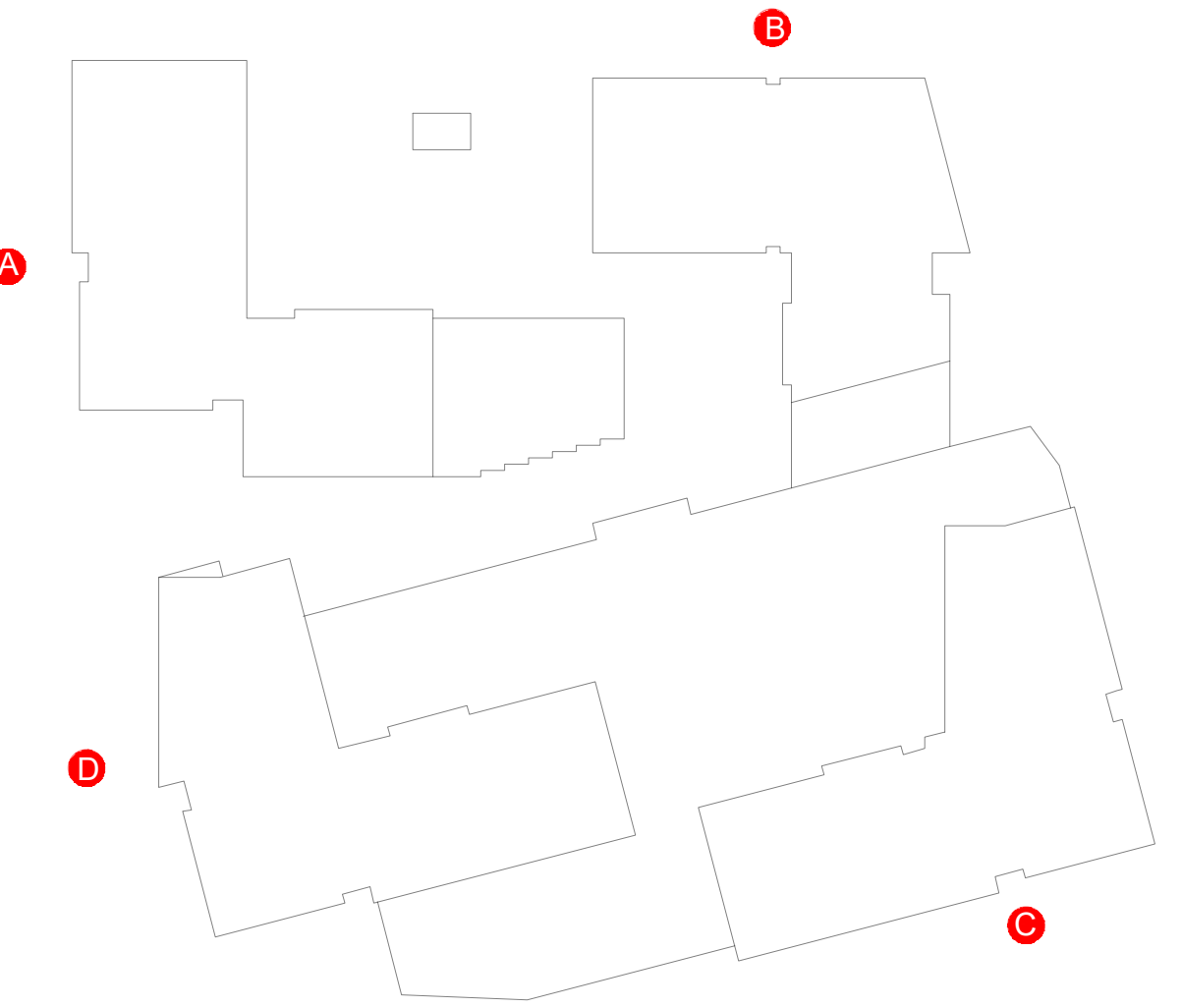


3 THIRD FLOOR PLAN
SCALE NTS

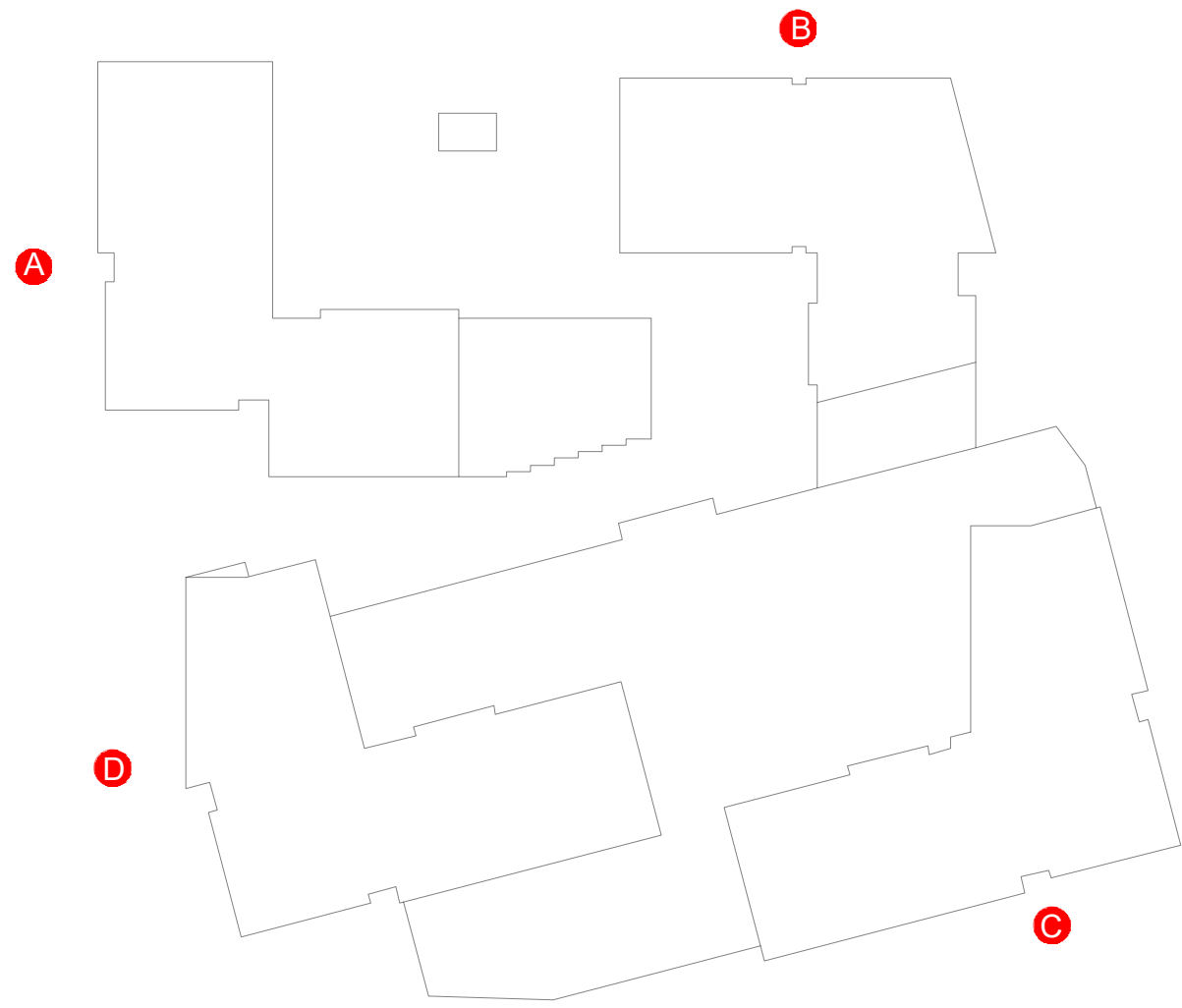
PART V APARTMENT REF.NO.
B.3.31 B.3.35 B.3.39
B.3.32 B.3.36 B.3.40
B.3.33 B.3.37 B.3.41
B.3.34 B.3.38 B.3.42



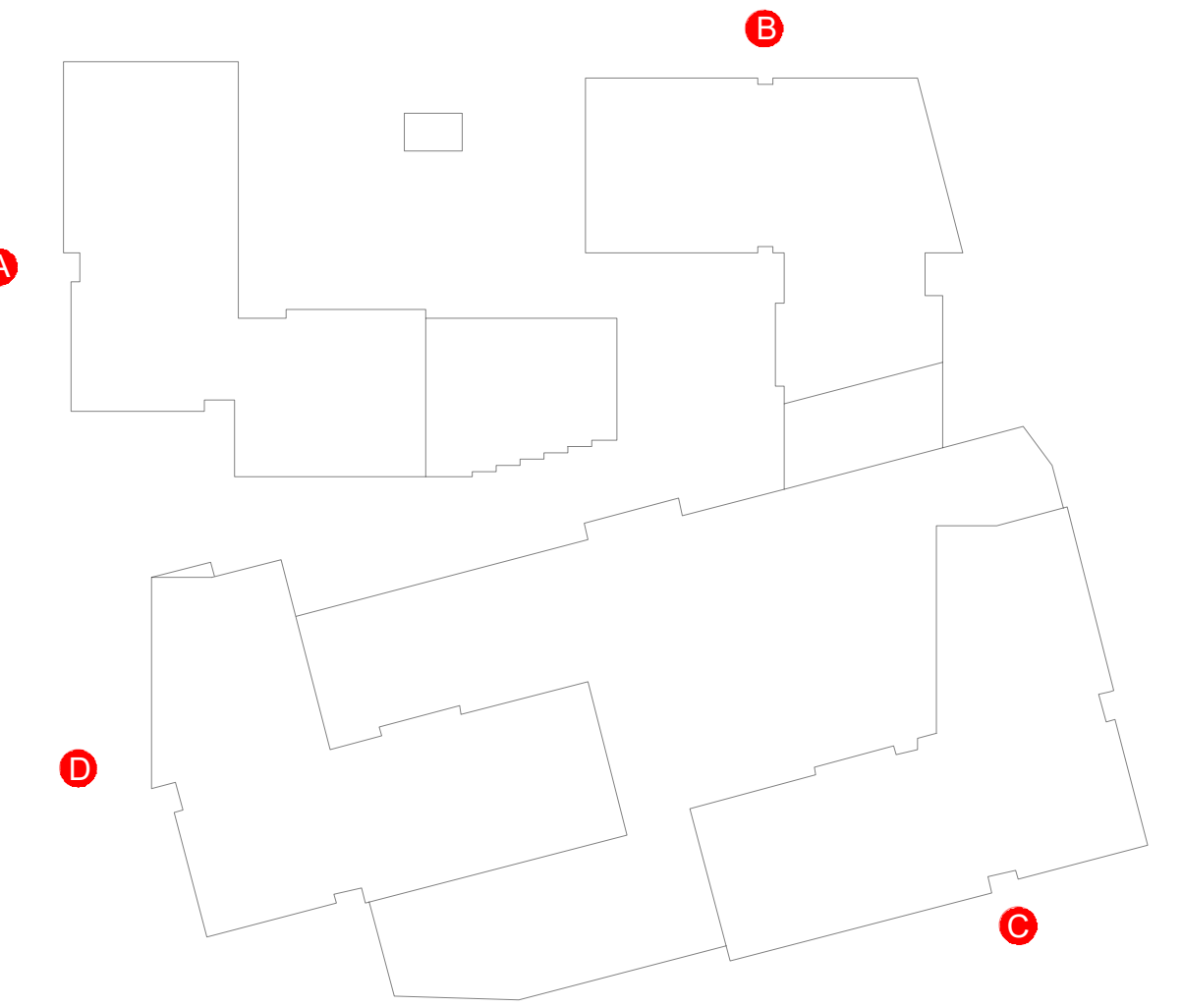
4 FOURTH FLOOR PLAN
SCALE NTS



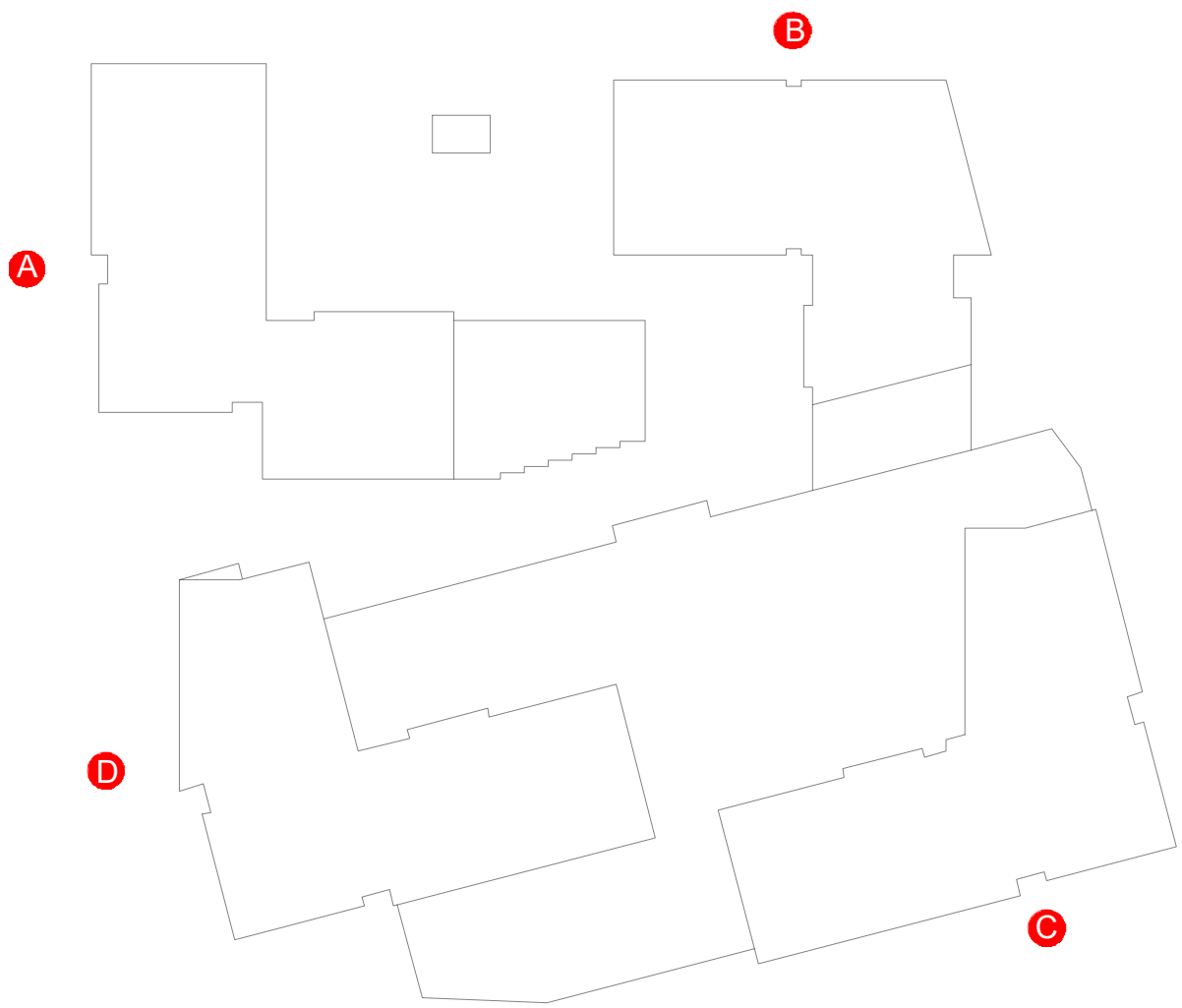
5 FIFTH FLOOR PLAN
SCALE NTS



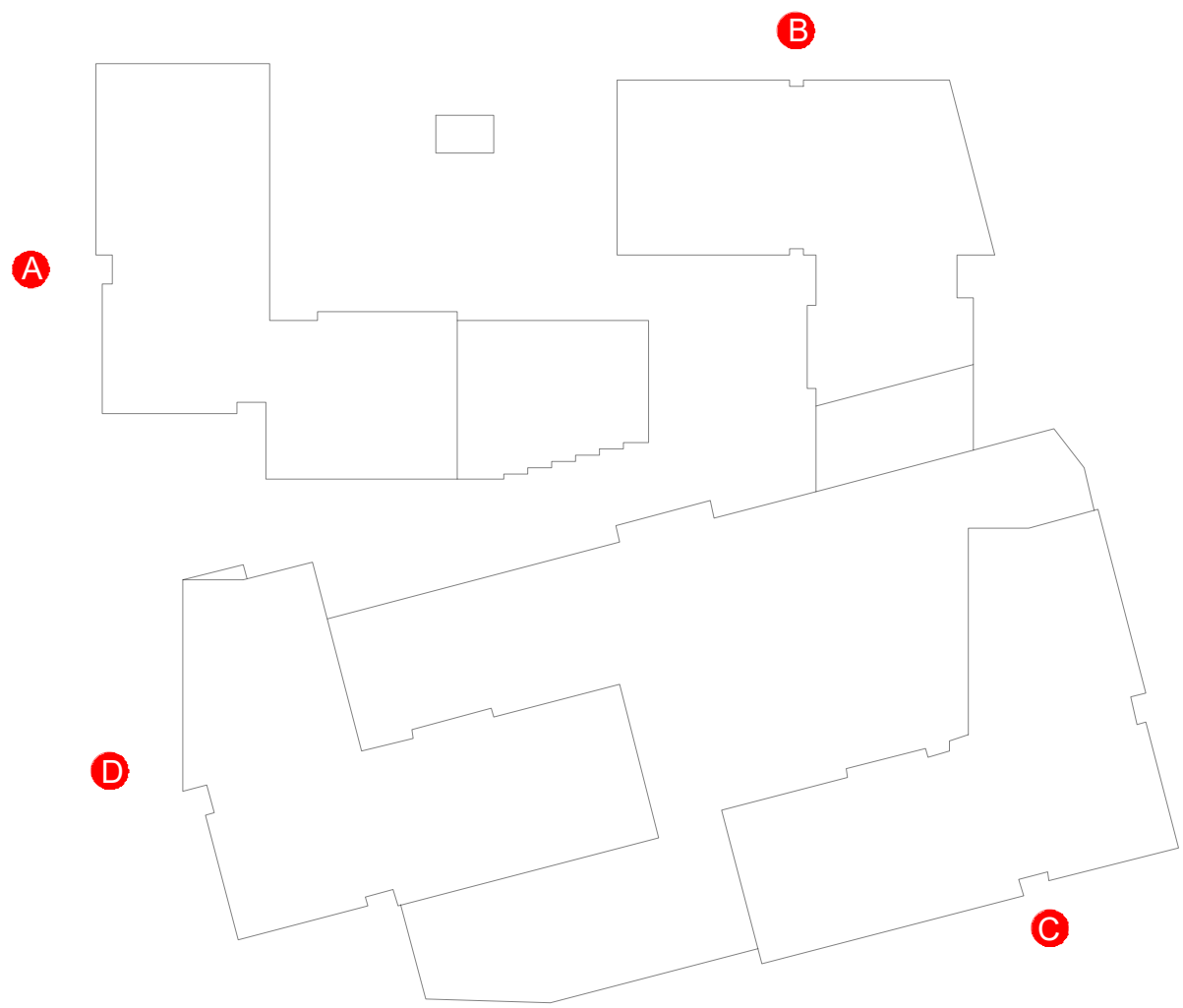
6 SIXTH FLOOR PLAN
SCALE NTS



7 SEVENTH FLOOR PLAN
SCALE NTS



8 EIGHTH FLOOR PLAN
SCALE NTS



9 NINTH FLOOR PLAN
SCALE NTS



THE MEADOWS-BESSBOROUGH

280 APARTMENTS

	NO.	%
STUDIO AP.	6	2.1 %
1 BEDROOM AP.	112	40.0 %
2 BEDROOM AP. 4P	150	53.6 %
3 BEDROOMS AP.	12	4.3 %
TOTAL NO.	280	100 %

LEGEND

- 1BEDROOM APARTMENT
- 2BEDROOM APARTMENT

NOTE:
28 FROM 280 FOR PART V ALLOCATION

LEVEL	1 BEDR. AP.	2 BEDR. AP.	NO.
G	0	0	0
1ST	2	2	4
2ND	5	7	12
3RD	5	7	12
4TH	0	0	0
5TH	0	0	0
6TH	0	0	0
7TH	0	0	0
8TH	0	0	0
9TH	0	0	0
TOTAL	12	16	28

280 UNITS NTS A1

PART V