

Part V Proposal

For Development at Coolcarron (townland), Fermoy,
Co. Cork

on behalf of Cumnor Construction Ltd.

March 2022



McCUTCHEON Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Part V proposal accompanies a Strategic Housing Development planning application for a proposed residential development at Coolcarron (townland), Fermoy, Co. Cork, on behalf of Cumnor Construction Ltd.

In summary, the development proposes to develop 336 no. residential units. In compliance with the requirement to transfer 10% of the development (site was acquired in 2019 and ownership will remain with Craigfort Construction for the lifetime of the permission), 33 units are proposed for transfer, to include a mix of unit types and sizes.

The principle of the transfer of a mix of unit types and sizes distributed in 'scattered clusters' throughout the development has been agreed with Cork County Council. The final mix of units, location of units, and transfer costs are to be agreed with the Council following any grant of planning permission, and prior to the commencement of development.

2. Project Description

The proposed development will consist of the following components:

1. The construction of 336 no. residential units comprising 242 dwellings houses (comprising a mix of 5, 4, 3 and 2 bed detached, semi-detached and townhouse/terraced units) and 94 no. duplex/simplex units (comprising a mix of 1 and 2 bed units);
2. A 587m² creche/childcare facility;
3. The provision of landscaping and amenity areas to include 4 no. flexible open space areas with natural play features, a linear green route with a 3m wide shared surface path running along the western boundary and a number of informal grassed areas;
4. Public Realm upgrades along the R639, including a shared footpath and cycleway, a 4m toucan crossing with tactile paving;
5. The proposed alteration to the Barrymore-Coolcarron 38kv line. The proposed alteration will involve the undergrounding of a section of the above mentioned overhead 38kV line to facilitate the housing development and the realignment of approximately 13.6 metres of 38kv overhead line. The proposed alterations will comprise of one (1) 12 metre Type "F" lattice steel end terminate mast structure and one (1) 38kV cable sealing ends. The proposed retirement of 282 metres of overhead conductors and one (1) type "F" Lattice steel mast structure , one (1) Type "C" light angle strain structure and one (1) Type "B" portal suspension structure; and

6. All associated ancillary development including vehicular access on to the R639 road, 2 no. access gates to the existing weighbridge and associated ancillary development, lighting, drainage, boundary treatments, bicycle & car parking and bin storage.

3. Part V Proposal

The Part V proposal is for the transfer of 33 no. units, as detailed on Geraldine Coughlan Architects drawing number PL08 and illustrated in Figure 1. The breakdown of the units proposed for transfer and estimated costs per unit are as provided in Table 1.

Table 1 – Part V Unit Transfer

Unit Type	No. Bedrooms	Area m ²	No.	Estimated Cost €
C7	3 bed	154	2	434,872
C16	3 bed	154	2	434,872
C21	3 bed	154	2	434,872
C22	3 bed	102.2	1	289,903
C22.1	3 bed	102.2	1	289,903
C23	3 Bed	99.2	1	281,507
B8	4 Bed	121	2	342,517
E1	1 Bed	58.5	3	167,603
E1	2 bed	84.9	3	241,487
E1.1	1 bed	58.5	2	167,603
E1.1	2 bed	84.9	2	241,487
E2	1 bed	56.34	4	161,558
E2	2 bed	89.2	4	253,521
E4	2 bed	90	2	255,760
E4	2 bed	83.6	2	237,848
Totals			33	

4. Summary

Cumnor Construction Ltd. are applying for a residential development of 336 no. residential units comprising 242 dwellings houses (comprising a mix of 5, 4, 3 and 2 bed detached, semi-detached and townhouse/terraced units) and 94 no. duplex/simplex units (comprising a mix of 1 and 2 bed units).

The Part V proposal is for the transfer of 33 no. units (10% of the units), located in scattered clusters throughout the development. Estimated costs, based on industry cost standards, are provided for each unit. The final Part V agreement, including the mix, location and cost of units to be transferred is to be agreed with Cork County Council following any grant of planning permission, prior to commencement of development.

Appendix 1

Cost Estimates Per Unit Type

Part V Costs Methodology
March 2022

House Cost Summaries - House Type B8

House Cost Summaries	sq m/ ha
Unit Size	121
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	158,510
Estimated External Works; Site Works & Indirect Site Costs per unit	65,782
Sub Total	224,292
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	40,420
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	264,712
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Profit on construction costs, but not attributable development costs @ 15%	33,644
House (ex VAT)	300,055
VAT@ 13.5%	40,507
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	340,562
<hr/>	
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	342,517

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C7

House Cost Summaries	sq m/ ha
Unit Size	154
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	201,740
Estimated External Works; Site Works & Indirect Site Costs per unit	83,722
Sub Total	285,462
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	51,444
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	336,906
<hr/>	
Profit on construction costs, but not attributable development costs @ 15%	42,819
House (ex VAT)	381,425
VAT@ 13.5%	51,492
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	432,917
<hr/>	
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	434,872

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C16

House Cost Summaries	sq m/ ha
Unit Size	154
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	201,740
Estimated External Works; Site Works & Indirect Site Costs per unit	83,722
Sub Total	285,462
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	51,444
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	336,906
Profit on construction costs, but not attributable development costs @15%	42,819
House (ex VAT)	381,425
VAT@ 13.5%	51,492
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	432,917
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	434,872

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C21

House Cost Summaries	sq m/ ha
Unit Size	154
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	201,740
Estimated External Works; Site Works & Indirect Site Costs per unit	83,722
Sub Total	285,462
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	51,444
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	336,906
<hr/>	
Profit on construction costs, but not attributable development costs @15%	42,819
House (ex VAT)	381,425
VAT@ 13.5%	51,492
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	432,917
<hr/>	
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	434,872

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C22.1

House Cost Summaries	sq m/ ha
Unit Size	102.2
No. of Units	1
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	133,882
Estimated External Works; Site Works & Indirect Site Costs per unit	55,561
Sub Total	189,443
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	34,140
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	223,583
Profit on construction costs, but not attributable development costs @ 15%	28,416
House (ex VAT)	253,699
VAT@ 13.5%	34,249
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	287,948
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	289,903

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C22

	sq m/ ha
House Cost Summaries	
Unit Size	102.2
No. of Units	1
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	133,882
Estimated External Works; Site Works & Indirect Site Costs per unit	55,561
Sub Total	189,443
Attributable Development Costs @ 25.5% of House Construction Costs [4]	34,140
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	223,583
Profit on construction costs, but not attributable development costs @ 15%	28,416
House (ex VAT)	253,699
VAT@ 13.5%	34,249
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	287,948
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	289,903

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - House Type C23

	sq m/ ha
House Cost Summaries	
Unit Size	99.2
No. of Units	1
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	129,952
Estimated External Works; Site Works & Indirect Site Costs per unit	53,930
Sub Total	183,882
Attributable Development Costs @ 25.5% of House Construction Costs [4]	33,138
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	217,020
Profit on construction costs, but not attributable development costs @ 15%	27,582
House (ex VAT)	246,302
VAT@ 13.5%	33,251
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	279,552
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	281,507

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E1 - 1 bed

House Cost Summaries	sq m/ ha
Apartment Unit Size	58.5
No. of Units	3
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	76,635
Estimated External Works; Site Works & Indirect Site Costs per unit	31,804
Sub Total	108,439
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	19,542
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	127,980
<hr/>	
Profit on construction costs, but not attributable development costs @ 15%	16,266
House (ex VAT)	145,946
VAT@ 13.5%	19,703
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	165,649
<hr/>	
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	167,603

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E1 - 2 bed

House Cost Summaries	sq m/ ha
Apartment Unit Size	84.9
No. of Units	3
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	111,219
Estimated External Works; Site Works & Indirect Site Costs per unit	46,156
Sub Total	157,375
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	28,361
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	185,736
Profit on construction costs, but not attributable development costs @ 15%	23,606
House (ex VAT)	211,042
VAT@ 13.5%	28,491
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	239,532
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	241,487

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology

March 2022

House Cost Summaries - Type E1.1 - 1 bed

House Cost Summaries	sq m/ ha
Apartment Unit Size	58.5
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	76,635
Estimated External Works; Site Works & Indirect Site Costs per unit	31,804
Sub Total	108,439
Attributable Development Costs @ 25.5% of House Construction Costs [4]	19,542
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	127,980
Profit on construction costs, but not attributable development costs @ 15%	16,266
House (ex VAT)	145,946
VAT@ 13.5%	19,703
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	165,649
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	167,603

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E1.1 - 2 bed

	sq m/ ha
House Cost Summaries	
Apartment Unit Size	84.9
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	111,219
Estimated External Works; Site Works & Indirect Site Costs per unit	46,156
Sub Total	157,375
Attributable Development Costs @ 25.5% of House Construction Costs [4]	28,361
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	185,736
Profit on construction costs, but not attributable development costs @15%	23,606
House (ex VAT)	211,042
VAT@ 13.5%	28,491
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	239,532
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	241,487

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E2 - 1 bed

House Cost Summaries	sq m/ ha
Apartment Unit Size	56.34
No. of Units	4
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	73,805
Estimated External Works; Site Works & Indirect Site Costs per unit	30,629
Sub Total	104,435
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Attributable Development Costs @ 25.5% of House Construction Costs [4]	18,820
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	123,255
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Profit on construction costs, but not attributable development costs @ 15%	15,665
House (ex VAT)	140,620
VAT@ 13.5%	18,984
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	159,603
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Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	161,558

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E2 - 2 bed

	sq m/ ha
House Cost Summaries	
Apartment Unit Size	89.2
No. of Units	4
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	116,852
Estimated External Works; Site Works & Indirect Site Costs per unit	48,494
Sub Total	165,346
Attributable Development Costs @ 25.5% of House Construction Costs [4]	29,797
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	195,143
Profit on construction costs, but not attributable development costs @ 15%	24,802
House (ex VAT)	221,644
VAT@ 13.5%	29,922
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	251,566
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	253,521

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E4 - 2 bed

House Cost Summaries	sq m/ ha
Apartment Unit Size	90
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	117,900
Estimated External Works; Site Works & Indirect Site Costs per unit	48,929
Sub Total	166,829
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	30,065
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	196,893
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Profit on construction costs, but not attributable development costs @15%	25,024
House (ex VAT)	223,617
VAT@ 13.5%	30,188
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	253,805
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Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	255,760

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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

Part V Costs Methodology
March 2022

House Cost Summaries - Type E4 - 2 bed

	sq m/ ha
House Cost Summaries	
Apartment Unit Size	83.6
No. of Units	2
Total No. of Units on site	336
Total Site Area	11.56
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	109,516
Estimated External Works; Site Works & Indirect Site Costs per unit	45,449
Sub Total	154,965
Attributable Development Costs @ 25.5% of House Construction Costs [4]	27,927
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	182,892
Profit on construction costs, but not attributable development costs @15%	23,245
House (ex VAT)	207,836
VAT@ 13.5%	28,058
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	235,894
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,700
VAT on Land @13.5%	255
Overall House Cost , with VAT & EUV of Land	237,848

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, 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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for 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