



Part V Costs Methodology

Proposed Strategic Housing Development (SHD)

Castlelake Strategic Housing Development

BAM Property Limited

June 2022

Connecting people.
Connecting places.

Introduction

Part V, S.96 of the Planning and Development Act 2000 (as amended) applies to this application. New provisions relating to Part V under the Urban Regeneration and Housing Act 2015 were formally enacted on 1st September 2015. A Part V drawing has also been prepared by Wilson Architecture identifying the units proposed to be transferred to Cork County Council.

In addition to the above, it should be noted that Section 3 of the Housing Circular 28/2021 on Affordable Housing Act 2021 – Amendments to Part V of the Planning and Development Act 2000 states that:

“The increase in the Part V contribution from ‘up to 10%’ for social housing purposes to a mandatory 20%, of which at least half must be for social housing purposes and the balance can be applied to affordable and/or cost rental housing purposes, will immediately affect only new grants of planning permission in respect of sites purchased before 1 September 2015 or after 31 July 2021.”

The application site comprises lands purchased over different time periods.

- Castlelake – c. 2002 (20% requirement applies);
- Blandcrest – between September 2015 and July 2021 (10% requirement applies); and
- Station Road - between September 2015 and July 2021 (10% requirement applies).

01 Castlelake Lands

Our client has confirmed that lands identified as Castlelake were purchased c. 2002 and therefore a 20% Part V requirement applies to these lands. There are 321 no. units proposed on Castlelake lands therefore 64 no. Part V units are required. Our client proposes to transfer 65 no. units on these lands.

02 Blandcrest Lands

The lands referred to as Blandcrest were purchased during the period of 1st September 2015 to 31st July 2021 therefore a 10% Part V requirement applies to these lands. There are 315 no. units proposed on Blandcrest lands therefore 32 no. Part V units are required. Our client proposes to transfer 30 no. units on these lands.

03 Station Road Lands

The remaining lands referred to as Station Road were purchased during the period of 1st September 2015 to 31st July 2021 therefore a 10% Part V requirement applies to these lands. There are 80 no. units proposed on Station Road therefore 8 no. Part V units are required. Our client proposes to transfer 9 no. units on these lands.

In summary there are 716 no. residential units proposed which include the provision of 104 no. Part V units across the site comprising 47 no. apartments (13 no. 1 bed units, 26 no. 2 bed units and 8 no. 3 bed units), 46 no. duplex units (11 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) and 11

no. houses (4 no. 2 bed units, 4 no. 3 bed units and 3 no. 4 bed units). The units proposed to be transferred are highlighted in the table below.

Unit	Quantity	Average Area	Average Cost Per Unit
1 no. bed apartment	13	56.1 m ²	€212,159
2 no. bed apartment	26	87.8 m ²	€330,523
3 no. bed apartment	8	106.4 m ²	€399,973
1 no. bed duplex	11	52.8 m ²	€199,837
2 no. bed duplex	23	98.4 m ²	€370,102
3 no. bed duplex	12	111.1 m ²	€417,522
2 no. bed house	4	95.7 m ²	€360,020
3 no. bed house	4	102.7 m ²	€386,157
4 no. bed house	3	140.4 m ²	€526,924
Total	104		

Bam Property Limited - Part V Residential Costs & Methodology June 2022

	sq m/ ha
1 Bedroom Apartment Unit Cost Summary	
Average Apartment Size	56.1
No. of Units	13
Total No. of Units on site	716
Total Site Area	18.256
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	120,615
Estimated Site Works & Servicing Costs per unit	16,269
Sub Total	136,884
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	
Design Team Fees	27,138
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	20,533
Sub-total ex-VAT	47,671
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	185,815
VAT@ 13.5%	25,085
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	212,159

[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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

	sq m/ ha
2 Bedroom Apartment Unit Cost Summary	
Average Apartment Size	87.8
No. of Units	26
Total No. of Units on site	716
Total Site Area	18.256
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	188,770
Estimated Site Works & Servicing Costs per unit	25,462
Sub Total	214,232
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	42,473
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	32,135
Sub-total ex-VAT	74,608
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	290,100
VAT@ 13.5%	39,163
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	330,523

[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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Bam Property Limited - Part V Residential Costs & Methodology June 2022

3 Bedroom Apartment Unit Cost Summary	sq m/ ha
Average Apartment Size	106.4
No. of Units	8
Total No. of Units on site	716
Total Site Area	18.256
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	228,760
Estimated Site Works & Servicing Costs per unit	30,856
Sub Total	259,616
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	
Design Team Fees	51,471
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	38,942
Sub-total ex-VAT	90,413
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	351,289
VAT@ 13.5%	47,424
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	399,973

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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

1 Bedroom Duplex Apartment Unit Cost Summary	sq m/ ha
Average Apartment Size	52.8
No. of Units	11
Total No. of Units on site	716
Total Site Area	18.256
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	113,520
Estimated Site Works & Servicing Costs per unit	15,312
Sub Total	128,832
Attributable Development Costs @ 22.5% of Apartment Construction Costs	
[4]	25,542
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	19,325
Sub-total ex-VAT	44,867
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	174,958
VAT@ 13.5%	23,619
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	199,837

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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

	sq m/ ha
2 Bedroom Duplex Apartment Unit Cost Summary	
Average Apartment Size	98.4
No. of Units	23
Total No. of Units on site	716
Total Site Area	18.256
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	211,560
Estimated Site Works & Servicing Costs per unit	28,536
Sub Total	240,096
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	47,601
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	36,014
Sub-total ex-VAT	83,615
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	324,971
VAT@ 13.5%	43,871
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	370,102

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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

	sq m/ ha
3 Bedroom Duplex Apartment Unit Cost Summary	
Average Apartment Size	111.1
No. of Units	12
Total No. of Units on site	716
Total Site Area	18.256
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	238,865
Estimated Site Works & Servicing Costs per unit	32,219
Sub Total	271,084
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	53,745
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	40,663
Sub-total ex-VAT	94,407
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	366,751
VAT@ 13.5%	49,511
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	417,522

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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

2 Bedroom House Unit Cost Summary	sq m/ ha
Average Apartment Size	95.7
No. of Units	4
Total No. of Units on site	716
Total Site Area	18.256
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	205,755
Estimated Site Works & Servicing Costs per unit	27,753
Sub Total	233,508
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	
	46,295
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	35,026
Sub-total ex-VAT	81,321
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	316,089
VAT@ 13.5%	42,672
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	360,020

[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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

	sq m/ ha
3 Bedroom House Unit Cost Summary	
Average Apartment Size	102.7
No. of Units	4
Total No. of Units on site	716
Total Site Area	18.256
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	220,805
Estimated Site Works & Servicing Costs per unit	29,783
Sub Total	250,588
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	49,681
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	37,588
Sub-total ex-VAT	87,269
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	339,117
VAT@ 13.5%	45,781
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	386,157

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

Bam Property Limited - Part V Residential Costs & Methodology June 2022

4 Bedroom House Unit Cost Summary	sq m/ ha
Average Apartment Size	140.4
No. of Units	3
Total No. of Units on site	716
Total Site Area	18.256
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	301,860
Estimated Site Works & Servicing Costs per unit	40,716
Sub Total	342,576
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	67,919
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	51,386
Sub-total ex-VAT	119,305
Site Cost per unit (existing use value[4]) Site Area / Units	1,260
Apartment & Land Cost - (Ex VAT)	463,140
VAT@ 13.5%	62,524
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	526,924

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

NOTE: DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 THE DRAWING IS TO BE USED IN CONNECTION WITH
 ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
 ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR TO VERIFY THE ACCURACY OF THE DRAWING.

REV.	DATE	DESCRIPTION	BY	CHECKED	DATE
01	10/20/2023	ISSUE FOR PERMIT	MM	MM	10/20/2023



Required Part V Allocation Unit

Castlelake			
Types	no. of Types	Total no. of Units	Percentage (%)
Houses			
2B House (4P), 2 Story	17	17	10%
Type H21	4	4	
Type H21X	10	31	10%
Type H23	10	10	
3B House (6P), 2 Story			
Type H31	32	32	20%
Type H31X	32	64	20%
Type H33	0	0	
4B House (7P), 2 Story			
Type H41	13	13	4%
Type H41X	108	121	34%
Type H41Y	6	6	2%
Total Houses		121	100%
Part V Unit Allocation		65	54%
Duplexes			
2B Duplex (4P) over 2B Duplex (4P) over 2B Duplex (4P), 3 Story	9	9	8%
Type D21	6x3	18	27%
Type D22	6x3	18	27%
3B Duplex (6P) over 3B Duplex (6P) over 3B Duplex (6P), 3 Story			
Type D31	1x3	3	3%
Type D32	8x3	24	27%
Type D33	8x3	24	27%
4B Duplex (7P) over 4B Duplex (7P), 3 Story			
Type D41	27x2	54	45%
Type D41A	4x2	8	7%
Type D41B	2x2	4	3%
Total Duplex		120	33%
Part V Unit Allocation		25	21%
Apartments			
Apartment Block 1 (Type A1), 4 Story			
1 Bed (2P)	19	19	11%
2 Bed (4P)	15	15	9%
3 Bed (6P)	20	20	12%
Apartment Block 2 (Type A2), 4.5 Story			
1 Bed (2P)	15	15	9%
2 Bed (4P)	20	20	12%
3 Bed (6P)	7	7	4%
Apartment Block 3 (Type A3), 5 Story			
1 Bed (2P)	9	9	5%
2 Bed (4P)	9	9	5%
3 Bed (6P)	17	17	9%
Total Apartments		93	29%
Part V Unit Allocation		34	11%
Total		321	100%
Part V Unit Allocation		65	20%

Blandcrest

Types	no. of Types	Total no. of Units	Percentage (%)
Houses			
2B House (4P), 2 Story	17	17	8%
Type H21	7	7	4%
Type H21X	10	10	5%
Type H23	0	0	
3B House (6P), 2 Story			
Type H31	24	24	12%
Type H31X	24	48	24%
Type H33	13	13	7%
4B House (7P), 2 Story			
Type H41	12	12	6%
Type H41X	97	97	50%
Type H41Y	2	2	1%
Total Houses		97	31%
Part V Unit Allocation		5	2%
Duplexes			
2B Duplex (4P) over 2B Duplex (4P) over 2B Duplex (4P), 3 Story	0	0	
Type D21	6x3	18	8%
Type D22	6x3	18	8%
3B Duplex (6P) over 3B Duplex (6P) over 3B Duplex (6P), 3 Story			
Type D31	7x3	21	7%
Type D32	7x3	21	7%
4B Duplex (7P) over 4B Duplex (7P), 3 Story			
Type D41	29x2	58	20%
Type D41A	2x2	4	1%
Type D41B	1x2	2	1%
Total Duplex		103	33%
Part V Unit Allocation		12	4%
Apartments			
Apartment Block 4 (Type A4), 4 Story			
1 Bed (2P)	6	6	4%
2 Bed (4P)	13	13	9%
Apartment Block 5 (Type A5), 4 Story			
1 Bed (2P)	6	6	4%
2 Bed (4P)	7	7	5%
Apartment Block 6 (Type A6), 4 Story			
1 Bed (2P)	7	7	5%
2 Bed (4P)	13	13	9%
Apartment Block 7 (Type A7), 5 Story			
1 Bed (2P)	23	23	16%
2 Bed (4P)	41	41	29%
3 Bed (6P)	12	12	9%
Total Apartments		115	37%
Part V Unit Allocation		13	4%
Total		315	100%
Part V Unit Allocation		30	10%

Station Road

Types	no. of Types	Total no. of Units	Percentage (%)
Houses			
2B House (4P), 2 Story	3	3	6%
Type H21	2	2	4%
Type H21X	3	3	6%
Type H23	0	0	
3B House (6P), 2 Story			
Type H31	7	7	14%
Type H31X	7	7	14%
Type H33	0	0	
4B House (7P), 2 Story			
Type H41	19	19	38%
Total Houses		19	24%
Duplexes			
2B Duplex (4P) over 2B Duplex (4P) over 2B Duplex (4P), 3 Story	0	0	
Type D21	0	0	
Type D22	6x3	18	19%
3B Duplex (6P) over 3B Duplex (6P) over 3B Duplex (6P), 3 Story			
Type D31	0	0	
Type D32	4x3	12	12%
Type D33	4x3	12	12%
4B Duplex (7P) over 4B Duplex (7P), 3 Story			
Type D41	14x2	28	34%
Type D41A	2x2	4	5%
Type D41B	3x2	6	7%
Total Duplex		61	76%
Part V Unit Allocation		9	11%
Total		80	100%
Part V Unit Allocation		9	11%

Part V Housing Allocation and Provision

- Apartment (47 Units)**
 - Apartment Block A1 (34 Units)
 - 8 no. 1 Bed Units
 - 18 no. 2 Bed Units
 - 8 no. 3 Bed Units
 - Apartment Block A6 (13 Units)
 - 6 no. 1 Bed Units
 - 7 no. 2 Bed Units
- Duplex Apartments (46 Units)**
 - Duplex Block C (9 Units)
 - 1 no. D22 (3 x 3 Bed Units)
 - 2 no. D41 (1 x 2 Bed over 1 x 1 Bed Units)
 - 1 no. D41B (1 x 2 Bed over 1 x 1 Bed Units)
 - Duplex Block L (12 Units)
 - 1 no. D32 (3 x 3 Bed Units)
 - 3 no. D41 (1 x 2 Bed over 1 x 1 Bed Units)
 - 1 no. D22 (3 x 2 Bed Units)
 - Duplex Block R (9 Units)
 - 1 no. D32 (3 x 3 Bed Units)
 - 2 no. D41 (1 x 2 Bed over 1 x 1 Bed Units)
 - 1 no. D41A (1 x 2 Bed over 1 x 1 Bed Units)
 - Duplex Block S (6 Units)
 - 1 no. D32 (3 x 3 Bed Units)
 - 1 no. D22 (3 x 2 Bed Units)
 - Duplex Block U (10 Units)
 - 1 no. D32 (3 x 3 Bed Units)
 - 2 no. D41 (1 x 2 Bed over 1 x 1 Bed Units)
 - 1 no. D22 (3 x 2 Bed Units)
- Houses (11 Units)**
 - 2 no. House Block HB3 (8 Units)
 - 2 x 1 no. House Type H21
 - 2 x 1 no. House Type H21x
 - 2 x 1 no. House Type H31
 - 2 x 1 no. House Type H31
 - 3 no. House Type H41 (3 Units)

Total Proposed Units : 716 Units

Total Part V Units Required : 65 Units

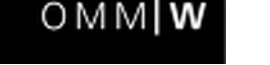
Castlelake Site (20%) : 39 Units

Blandcrest & Station Road Site (10%) : 39 Units

● Proposed Location of Part V Units

1 Site Layout Plan - Part V Units Allocation
1 : 1000

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Residential Development at Carrigrohilly, Co. Cork Part V Unit Allocation

NO.	REV.	DATE	DESCRIPTION	BY	CHECKED	DATE
1	01	10/20/2023	ISSUE FOR PERMIT	MM	MM	10/20/2023

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