



## Part V Costs Methodology

Proposed Strategic Housing Development at Jacob's Island  
Ballinure, Mahon, Cork.

**Client:** Hibernia Star Limited

June 2022



**Connecting people.**  
**Connecting places.**



# Introduction

## 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.

The subject lands are in the ownership of the applicant Hibernia Star Limited, who acquired the subject lands in March 2021. Therefore, in accordance with current legislation, 10% of the proposed development 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 489 no. residential units. To meet Part V obligations, the applicant proposes to transfer 28 no. no. 1-bedroom apartments, 1 no. 2-bedroom 3 person apartments, and 19 no. 2 bedroom 4-person apartments to Cork City Council: 10% of the overall development. The breakdown of these units is given in Table 01 below, with the individual units being identified on the attached Part V layout drawing and schedule prepared by O'Mahony Pike Architects.

Unit Type	Average Unit Size (sq. m.)	No. Units	Cost per Unit	Total Cost
1-bedroom apartment	51.63	28	€193,631	€5,421,668
2-bedroom 3-person apartment	73.2	1	€274,171	€274,171
2-bedroom 4-person apartment	82.62	19	€309,344	€5,877,536
-	-	48 units	-	€11,573,375

Table 01 – Breakdown of Part V Units

	sq m/ ha
<b>1 Bedroom Apartment Cost Summary</b>	
Average Apartment Size	51.63
No. of Units	28
Total No. of Units on site	489
Total Site Area	3.95
<b>Assumed Costs</b>	
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
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	111,005
Estimated Site Works & Servicing Costs per unit	14,973
<b>Sub Total</b>	<b>125,977</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	24,976
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	18,897
<b>Sub-total ex-VAT</b>	<b>43,873</b>
Site Cost per unit (existing use value[4]) Site Area / Units	399
Apartment & Land Cost - (Ex VAT)	170,249
VAT@ 13.5%	22,984
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>193,631</b>

[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

<b>2 Bedroom 3 Person Apartment Cost Summary</b>	<b>sq m/ ha</b>
Average Apartment Size	73.2
No. of Units	1
Total No. of Units on site	489
Total Site Area	3.95
<b>Assumed Costs</b>	
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
	<b>€</b>
<b>Construction Costs (excluding Construction Profit)</b>	
Estimated Construction Cost as per unit	157,380
Estimated Site Works & Servicing Costs per unit	21,228
<b>Sub Total</b>	<b>178,608</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
	35,411
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	26,791
<b>Sub-total ex-VAT</b>	<b>62,202</b>
Site Cost per unit (existing use value[4]) Site Area / Units	399
Apartment & Land Cost - (Ex VAT)	241,209
VAT@ 13.5%	32,563
<b>Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]</b>	<b>274,171</b>

[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

<b>2 Bedroom 4 Person Apartment Cost Summary</b>	<b>sq m/ ha</b>
Average Apartment Size	82.62
No. of Units	19
Total No. of Units on site	489
Total Site Area	3.95
<b>Assumed Costs</b>	
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
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	177,633
Estimated Site Works & Servicing Costs per unit	23,960
<b>Sub Total</b>	<b>201,593</b>
<b>Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]</b>	
Design Team Fees	39,967
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	30,239
<b>Sub-total ex-VAT</b>	<b>70,206</b>
Site Cost per unit (existing use value[4]) Site Area / Units	399
Apartment & Land Cost - (Ex VAT)	272,198
VAT@ 13.5%	36,747
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>309,344</b>

[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



**Project:** Jacob's Island Masterplan  
**Location:** Jacob's Island, Mahon, Cork  
**Client:** Hibernia Star Ltd.  
**Doc. Title:** Part V Schedule (Block 11)  
**Doc. No.:** 1730D-OMP-00-ZZ-SA-A-0004

**Proj. No.:** 1730D  
**Proj. Lead:** SD  
**Created by:** AB  
**Doc. Purpose:** Planning  
**Revision:** C1 (21-06-2022)

**Part V Schedule**

Block	Core	Level Number	Unit Number	Unit Type	Unit Area Required	Unit Area Achieved	Unit area 10% over minimum area	Aspect	Dual Aspect achieved	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/ Balcony Area Achieved	Compliant
<b>Block 11 Apartments</b>																									
11	B	G1	01	1 Bed	45.0m <sup>2</sup>	60.0m <sup>2</sup>	Yes	SE & N	Yes	2.7m	1	2	11.4m <sup>2</sup>	12.0m <sup>2</sup>	n/a	n/a	3.3m	3.6m	23.0m <sup>2</sup>	29.0m <sup>2</sup>	3.0m <sup>2</sup>	3.3m <sup>2</sup>	5.0m <sup>2</sup>	9.4m <sup>2</sup>	Y
		G1	02	1 Bed	45.0m <sup>2</sup>	66.9m <sup>2</sup>	Yes	SE	No	2.7m	1	2	11.4m <sup>2</sup>	13.3m <sup>2</sup>	n/a	n/a	3.3m	5.3m	23.0m <sup>2</sup>	30.9m <sup>2</sup>	3.0m <sup>2</sup>	7.7m <sup>2</sup>	5.0m <sup>2</sup>	9.8m <sup>2</sup>	Y
		G1	03	1 Bed	45.0m <sup>2</sup>	54.4m <sup>2</sup>	Yes	SE	No	2.7m	1	2	11.4m <sup>2</sup>	13.3m <sup>2</sup>	n/a	n/a	3.3m	3.3m	23.0m <sup>2</sup>	28.3m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.9m <sup>2</sup>	Y
11	B	G2	01	1 Bed	45.0m <sup>2</sup>	65.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	1	2	11.4m <sup>2</sup>	12.4m <sup>2</sup>	n/a	n/a	3.3m	4.1m	23.0m <sup>2</sup>	32.9m <sup>2</sup>	3.0m <sup>2</sup>	6.0m <sup>2</sup>	5.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		G2	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		G2	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.3m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		G2	04	2 Bed 3p	63.0m <sup>2</sup>	73.2m <sup>2</sup>	Yes	SE & N	Yes	2.6m	2	3	20.1m <sup>2</sup>	21.8m <sup>2</sup>	n/a	n/a	3.6m	3.6m	28.0m <sup>2</sup>	29.5m <sup>2</sup>	5.0m <sup>2</sup>	5.1m <sup>2</sup>	6.0m <sup>2</sup>	14.1m <sup>2</sup>	Y
		G2	05	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		G2	06	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		G2	07	2 Bed 4p	73.0m <sup>2</sup>	83.4m <sup>2</sup>	Yes	SE	No	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	31.3m <sup>2</sup>	6.0m <sup>2</sup>	6.2m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y
11	B	01	01	2 Bed 4p	73.0m <sup>2</sup>	82.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.6m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	32.9m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		01	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.8m <sup>2</sup>	Y
		01	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.9m <sup>2</sup>	Y
		01	04	2 Bed 4p	73.0m <sup>2</sup>	81.6m <sup>2</sup>	Yes	NE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	24.4m <sup>2</sup>	n/a	n/a	3.6m	4.8m	30.0m <sup>2</sup>	31.1m <sup>2</sup>	6.0m <sup>2</sup>	6.6m <sup>2</sup>	7.0m <sup>2</sup>	7.7m <sup>2</sup>	Y
		01	05	1 Bed	45.0m <sup>2</sup>	58.5m <sup>2</sup>	Yes	NW	No	2.6m	1	2	11.4m <sup>2</sup>	13.8m <sup>2</sup>	n/a	n/a	3.3m	4.0m	23.0m <sup>2</sup>	31.6m <sup>2</sup>	3.0m <sup>2</sup>	3.5m <sup>2</sup>	5.0m <sup>2</sup>	7.1m <sup>2</sup>	Y
		01	06	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	NW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	13.1m <sup>2</sup>	Y
		01	07	2 Bed 4p	73.0m <sup>2</sup>	85.6m <sup>2</sup>	Yes	NW & SE	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	3.6m	30.0m <sup>2</sup>	31.5m <sup>2</sup>	6.0m <sup>2</sup>	6.4m <sup>2</sup>	7.0m <sup>2</sup>	19.2m <sup>2</sup>	Y
		01	08	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		01	09	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		01	10	2 Bed 4p	73.0m <sup>2</sup>	83.4m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	31.3m <sup>2</sup>	6.0m <sup>2</sup>	6.2m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y
11	B	02	01	2 Bed 4p	73.0m <sup>2</sup>	82.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.6m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	32.9m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		02	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.8m <sup>2</sup>	Y
		02	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.9m <sup>2</sup>	Y
		02	04	2 Bed 4p	73.0m <sup>2</sup>	81.6m <sup>2</sup>	Yes	NE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	24.4m <sup>2</sup>	n/a	n/a	3.6m	4.8m	30.0m <sup>2</sup>	31.1m <sup>2</sup>	6.0m <sup>2</sup>	6.6m <sup>2</sup>	7.0m <sup>2</sup>	7.7m <sup>2</sup>	Y
		02	05	2 Bed 4p	73.0m <sup>2</sup>	78.9m <sup>2</sup>	No	NW	No	2.6m	2	4	24.4m <sup>2</sup>	26.1m <sup>2</sup>	n/a	n/a	3.6m	3.6m	30.0m <sup>2</sup>	33.4m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	8.3m <sup>2</sup>	Y
		02	06	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	NW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	8.3m <sup>2</sup>	Y
		02	07	2 Bed 4p	73.0m <sup>2</sup>	85.6m <sup>2</sup>	Yes	NW & SE	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	3.6m	30.0m <sup>2</sup>	31.5m <sup>2</sup>	6.0m <sup>2</sup>	6.4m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y
		02	08	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		02	09	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		02	10	2 Bed 4p	73.0m <sup>2</sup>	83.4m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	31.3m <sup>2</sup>	6.0m <sup>2</sup>	6.2m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y

Part V Schedule

Block	Core	Level Number	Unit Number	Unit Type	Unit Area Required	Unit Area Achieved	Unit area 10% over minimum area	Aspect	Dual Aspect achieved	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/ Balcony Area Achieved	Compliant
11	B	03	01	2 Bed 4p	73.0m <sup>2</sup>	82.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.6m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	32.9m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		03	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.8m <sup>2</sup>	Y
		03	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.9m <sup>2</sup>	Y
		03	04	2 Bed 4p	73.0m <sup>2</sup>	81.6m <sup>2</sup>	Yes	NE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	24.4m <sup>2</sup>	n/a	n/a	3.6m	4.8m	30.0m <sup>2</sup>	31.1m <sup>2</sup>	6.0m <sup>2</sup>	6.6m <sup>2</sup>	7.0m <sup>2</sup>	7.7m <sup>2</sup>	Y
		03	05	2 Bed 4p	73.0m <sup>2</sup>	78.9m <sup>2</sup>	No	NW	No	2.6m	2	4	24.4m <sup>2</sup>	26.1m <sup>2</sup>	n/a	n/a	3.6m	3.6m	30.0m <sup>2</sup>	33.4m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	8.3m <sup>2</sup>	Y
		03	06	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	NW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	8.3m <sup>2</sup>	Y
		03	07	2 Bed 4p	73.0m <sup>2</sup>	85.6m <sup>2</sup>	Yes	NW & SE	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	3.6m	30.0m <sup>2</sup>	31.5m <sup>2</sup>	6.0m <sup>2</sup>	6.4m <sup>2</sup>	7.0m <sup>2</sup>	7.1m <sup>2</sup>	Y
		03	08	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		03	09	1 Bed	45.0m <sup>2</sup>	48.6m <sup>2</sup>	No	SE	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	25.4m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	5.6m <sup>2</sup>	Y
		03	10	2 Bed 4p	73.0m <sup>2</sup>	83.4m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.2m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	31.3m <sup>2</sup>	6.0m <sup>2</sup>	6.2m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y
11	B	04	01	2 Bed 4p	73.0m <sup>2</sup>	82.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.6m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	32.9m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		04	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.8m <sup>2</sup>	Y
		04	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	9.9m <sup>2</sup>	Y
		04	04	2 Bed 4p	73.0m <sup>2</sup>	81.6m <sup>2</sup>	Yes	NE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	24.4m <sup>2</sup>	n/a	n/a	3.6m	4.8m	30.0m <sup>2</sup>	31.1m <sup>2</sup>	6.0m <sup>2</sup>	6.6m <sup>2</sup>	7.0m <sup>2</sup>	7.7m <sup>2</sup>	Y
11	B	05	01	2 Bed 4p	73.0m <sup>2</sup>	82.7m <sup>2</sup>	Yes	SE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	25.6m <sup>2</sup>	n/a	n/a	3.6m	4.1m	30.0m <sup>2</sup>	32.9m <sup>2</sup>	6.0m <sup>2</sup>	6.0m <sup>2</sup>	7.0m <sup>2</sup>	7.2m <sup>2</sup>	Y
		05	02	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	6.2m <sup>2</sup>	Y
		05	03	1 Bed	45.0m <sup>2</sup>	50.0m <sup>2</sup>	Yes	SW	No	2.6m	1	2	11.4m <sup>2</sup>	11.4m <sup>2</sup>	n/a	n/a	3.3m	3.4m	23.0m <sup>2</sup>	26.8m <sup>2</sup>	3.0m <sup>2</sup>	3.0m <sup>2</sup>	5.0m <sup>2</sup>	6.0m <sup>2</sup>	Y
		05	04	2 Bed 4p	73.0m <sup>2</sup>	81.6m <sup>2</sup>	Yes	NE & SW	Yes	2.6m	2	4	24.4m <sup>2</sup>	24.4m <sup>2</sup>	n/a	n/a	3.6m	4.8m	30.0m <sup>2</sup>	31.1m <sup>2</sup>	6.0m <sup>2</sup>	6.6m <sup>2</sup>	7.0m <sup>2</sup>	7.0m <sup>2</sup>	Y

<b>Total Part V (Block 11)</b>	3088.6m <sup>2</sup>	19	68	135
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<b>Total number of proposed Part V units:</b>	48
<b>Number of Part V units 10% over minimum area:</b>	39 = see totals in summary schedule
<b>Number of Part V dual aspect units:</b>	19 = see totals in summary schedule

Area	Type
0.0m <sup>2</sup>	Studio
1445.7m <sup>2</sup>	1 Bed
1569.7m <sup>2</sup>	2 Bed 4p
73.2m <sup>2</sup>	2 Bed 3p

**Note:** This schedule should be read in conjunction with the proposed site layout drawing and relevant house type drawings submitted as part of the subject application.  
 Apartr Apartments assessed against requirements of DOE Design Standards for New Apartments 2015 with the exception of studios which are assessed against Draft DOE Design Standards for New Apartments 2018



**Part V Location Plan**

- Site Boundary
- Lands in the Ownership of Applicant / Future Development Boundary
- Proposed Location of Part V Units
- Indicates outline of blocks permitted by planning permission S146B-ABP-301991-18 (not yet built)

OS MAP REF: 6429-02; 6384-22; 6429-01; 6384-21  
 ITM Centre Point Co-ordinate: X, Y = 542704, 570060  
 ORDANCE SURVEY IRELAND LICENSE No. CIAL50241973  
 EXTRACTION DATE: 12 MAY 2017  
 CLIP EXTENT / AREA OF INTEREST (AOI):  
 LULXLY = 572538,569937  
 LURXLY = 572870,569937  
 ULX,ULY = 572538,570183  
 URX,URY = 572870,570183  
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Revision Description	Date	Rev. No.	Issued by
SHD Pre-Application to An Bord Pleanála	21-10-2021	001	CC
SHD Application to An Bord Pleanála	10-06-2021	002	CC
SHD Application to An Bord Pleanála - FFLs added	20-06-2021	003	CC

**o mahony pike**

Project: Jacob's Island Strategic Housing Development  
 Location: Jacob's Island, Mahon, Cork  
 Client: Hibernia Star Ltd.

Project No.: 17300  
 Project Lead: SD  
 Drawn By: CC  
 Model No.: 1730D-OMP-00-SPG3-DR-A-1500  
 Purpose: Planning-A3

Scale @ A0: 1:500  
 Date Printed: 20-06-2022  
 Current Rev.: C03

For existing Finished Floor Levels and Topographical Contour Levels, Please refer to Existing Site Survey Drawing No.: 1730D-OMP-00-SX-DR-A-1001

All dimensions in millimeters  
 All levels (in metres) are related to Malin Head Datum

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at 50 - WIP.