

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

30<sup>th</sup> June 2022

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 319 NO. DWELLINGS, A CRECHE AND A RIVERSIDE AMENITY PARK AT CORK GAA LANDS, OLD WHITECHURCH ROAD, KILBARRY, CORK CITY.**

Dear Sir/Madam,

In relation to Part V housing, the applicants propose to meet their statutory requirements through the provision of 20% (64no.) of the proposed residential units, comprising:

- 10no. of 3-bed House Types F/F1/F2
- 2no. of 3-bed House Type G
- 10no. of 2-bed House Type H
- 32no. 2-bed Apartments
- 10no. 1-bed Apartments

The locations of these units are identified on the submitted Part V site plan, as is a methodology setting out the estimated cost. .

Confirmation of the acceptance in principle of these proposals from Cork City Council is also enclosed.

The applicants understand the finalising of a Part V agreement to acquire units will be subject to approval from the Department of Housing, Local Government and Heritage in relation to cost.

Yours faithfully,



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Dave Coakley,  
Director,  
Coakley O'Neill Town Planning Ltd.

**From:** Kieran O'Keeffe <[kieran\\_okeeffe@corkcity.ie](mailto:kieran_okeeffe@corkcity.ie)>  
**Sent:** Friday 5 November 2021 13:29  
**To:** Cathal Costello | Coakley O'Neill <[Cathal@coakleyoneill.ie](mailto:Cathal@coakleyoneill.ie)>  
**Cc:** Mark Birch <[mark\\_birch@corkcity.ie](mailto:mark_birch@corkcity.ie)>; Dave Coakley <[dave@coakleyoneill.ie](mailto:dave@coakleyoneill.ie)>  
**Subject:** RE: Part V - Lands at Kilbarry, Old Whitechurch Road,Cork

Thanks Cathal,

The revised proposal is deemed acceptable in principle subject to agreement on costs etc.

We would require however that units 215 - 216 and units 110 - 113 be swapped with analogous unit types elsewhere to avoid clustering of the Part V houses on the site.

Regards,  
Kieran

**Kieran O'Keeffe**

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**From:** Cathal Costello | Coakley O'Neill <[Cathal@coakleyoneill.ie](mailto:Cathal@coakleyoneill.ie)>  
**Sent:** Wednesday 3 November 2021 14:08  
**To:** Kieran O'Keeffe <[kieran\\_okeeffe@corkcity.ie](mailto:kieran_okeeffe@corkcity.ie)>  
**Cc:** Mark Birch <[mark\\_birch@corkcity.ie](mailto:mark_birch@corkcity.ie)>; Dave Coakley <[dave@coakleyoneill.ie](mailto:dave@coakleyoneill.ie)>  
**Subject:** RE: Part V - Lands at Kilbarry, Old Whitechurch Road,Cork

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Kieran,

Apologies for the delay in the getting back to you.

I have attached the updated Part V Proposal and plot sizes as requested.  
I have also attached the previously submitted site layout and Schedule of Calculations for you ease of review.

If there is anything further do not hesitate to get in contact with me on here or at 085 1128193.

Regards,  
Cathal Costello

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Having regard to the General Data Protection Regulation ("GDPR"), which came into effect on 25 May 2018, and which governs the collection, storage and processing of personal data, we can advise that any data we have on our clients is securely stored and is not used for any purpose other than for the purpose of updating our clients on relevant planning matters. Should any client no longer wish to receive these communications, he or she can advise us accordingly.

***Coakley O'Neill remains open for business as normal during this time. While our physical office in the NSC Campus in Mahon is presently closed in accordance with Government advice, and will remain closed until otherwise advised, our staff are working remotely and have full access to email and server. Please note the office phones are not monitored so please contact either Dave Coakley on 0876169807 or [dave@coakleyoneill.ie](mailto:dave@coakleyoneill.ie) or Aiden O'Neill on 0852463106 or [aiden@coakleyoneill.ie](mailto:aiden@coakleyoneill.ie) for a timely response to your query.***

## Part V Costs Methodology - Lands at Kilbarry, Cork City

The breakdown of the units proposed for transfer and estimated average costs are shown below.

Unit	Area m2	Bedroom	No. Units to be Transferred	House Nos. as per Site Plan	Average Cost per unit	Total Costs
Type F/F1/F2	112.96	3-bed	10no.	52,62, 65,170, 173, 208, 212, 227, 303, 304,	€302,598	€3,025,980
Type G	109.12	3-bed	2no.	49, 225	€302,598	€605,196
Type H	83.73	2-bed	10no.	50, 51, 63, 64, 171, 172, 209, 210, 211, 226	€302,598	€3,025,980
Apartment	78.99	2-bed	32no.	N/A	€201,308	€6,441,856
Apartment	51.79	1-bed	10no.	N/A	€201,308	€2,013,308

### Indicative House Cost Summaries

#### House Types F, F1, F2, G, H

Total No. of Units in Scheme	319
Total No. of Part V Units	64
No. of House Types F, F1, F2, G, H	22
Average Unit Size	112.96sqm
Total Site Area	15.22ha
Net Developable Area	8.229ha

#### Average Assumed Costs

Construction Cost (per sqm)	€1,400
Site Works & Indirect Site Cost (per sqm)	€619
Existing Use Value of Land (per ha)	€50,367

#### Average Construction Costs (excluding Construction Cost Profit)

Estimated Construction Cost per unit	€158,144
Estimated External Works; Site Works & Indirect Site Costs per unit	€40,500
<b>Sub-total</b>	<b>€198,644</b>

#### Other Costs

Attributable Development Costs per unit (22.5%)	€44,695
Profit on construction costs (10%)	€19,864
<b>Sub-total</b>	<b>€65,559</b>

Site Existing Use Value Per Unit (EUV) Site Area/Total Units **€2,403**

House and Land Cost (ex VAT) €266,606  
VAT @ 13.5% €35,992

Total Cost (inc. VAT but excluding Development Contributions / Local Authority Bonds) **€302,598**

## Indicative House Cost Summaries

### House Types 1 & 2 Bed Apartments, Blocks E and G

Total No. of Units in Scheme	319
Total No. of Part V Units	64
No. of 1 & 2 Bed Apartments	42
Average Unit Size	65.39sqm
Total Site Area	15.22ha
Net Developable Area	8.229ha

### Average Assumed Costs

Construction Cost (per sqm)	€1,400
Site Works & Indirect Site Cost (per sqm)	€619
Existing Use Value of Land (per ha)	€50,367

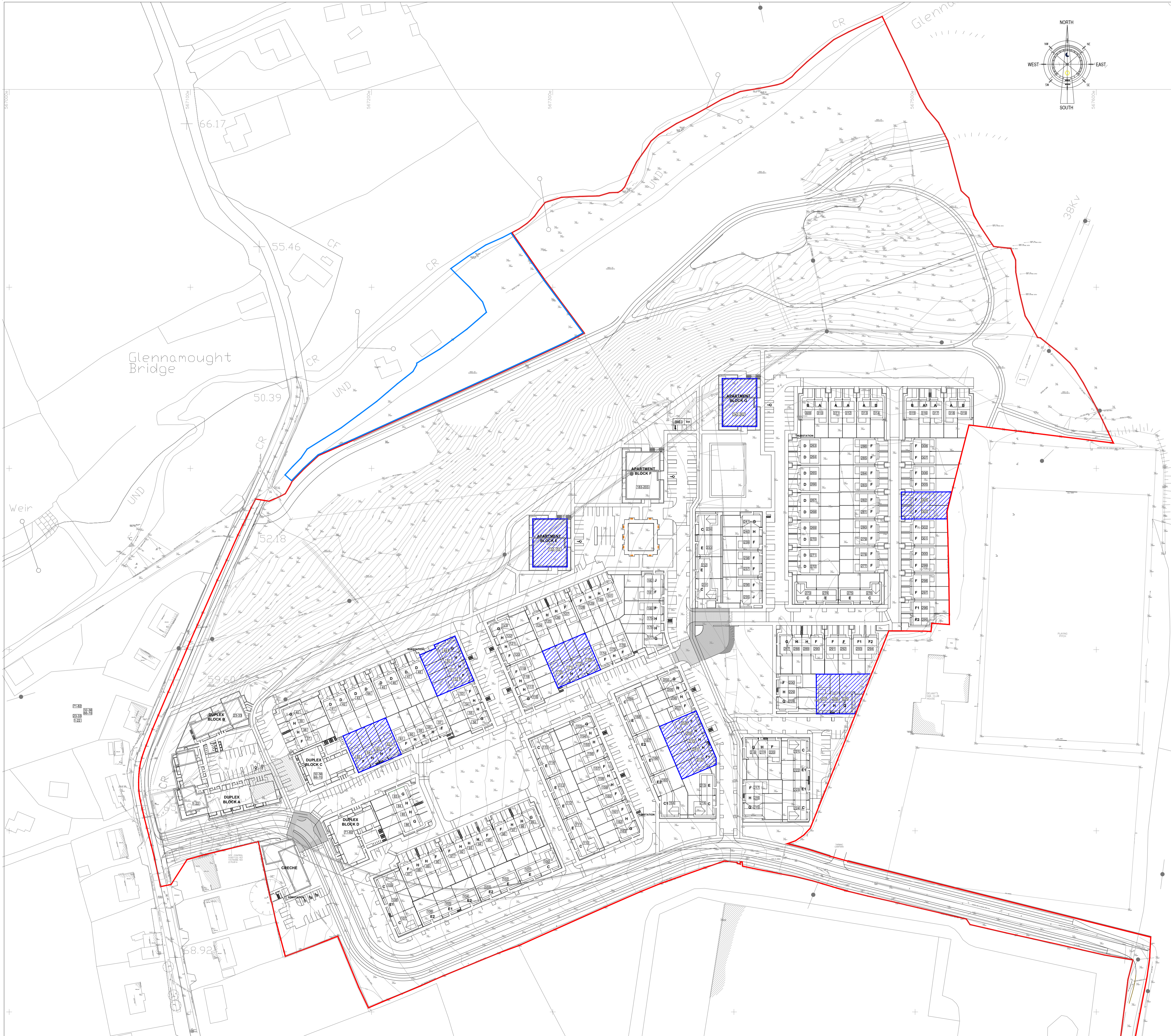
### Average Construction Costs (excluding Construction Cost Profit)

Estimated Construction Cost per unit	€91,546
Estimated External Works; Site Works & Indirect Site Costs per unit	€40,500
<b>Sub-total</b>	<b>€132,046</b>

### Other Costs

Attributable Development Costs per unit (22.5%)	€29,710
Profit on construction costs (10%)	€13,205
<b>Sub-total</b>	<b>€42,915</b>

Site Existing Use Value Per Unit (EUV) Site Area/Total Units	<b>€2,403</b>
House and Land Cost (ex VAT)	€177,364
VAT @ 13.5%	€23,944
<b>Total Cost (inc. VAT but excluding Development Contributions / Local Authority Bonds)</b>	<b><u>€201,308</u></b>



### SCHEDULE OF UNITS - PART V

TOTAL 64 UNITS						
UNIT TYPE	AREA/ NOS. OF BEDROOMS	TERRACED	SEMI - DET.	DUPLEX	APART.	TOTAL NO.
F/F1/F2	3 BED 112.96 sq.m.	8	2			10
G	3 BED 109.12 sq.m.	2				2
H	2 BED 83.73 sq.m.	10				10
APARTMENT BLOCK E	2 BED				16	16
	1 BED				05	05
APARTMENT BLOCK G	2 BED				16	16
	1 BED				05	05
<b>TOTALS</b>		20	02	00	42	64

PROPOSED PART V UNITS

REV.	DATE	BY
1	28.08.22	SD

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Stage Abbreviations:  
 SD: Survey, SK: Sketch, PP: Preparing, PA: Planning Application, F: Further Information, AP: Approval, RC: Response To Conditions, TC: Tender, EC: E-Plan, LC: Consent / Legal, CO: Construction, AB: As Built

<b>DMNA</b> Architects 21 Patrick's Hill, Cork. T: 0214518371 E: info@dmnarchitects.ie	<b>Doyle McDonogh Nash</b> Landscape Architects
CLIENT: <b>CORK COUNTY GAA BOARD</b>	
JOB TITLE: <b>RESIDENTIAL DEVELOPMENT AT KILBARRY, CORK</b>	
DWG TITLE: <b>SITE LAYOUT - PART V UNITS</b>	
Drawn By: SD	Checked By: KMCD
Scale: 1:1000@A1	Revision Number: 19012
	Revision Date: 1008
	Revision Description: 1 PA