

Part V Proposal

For Development at Courtstown, Little Island
on behalf of Ruden Homes Ltd.

July 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

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1. Introduction

This Part V proposal is submitted in support of a proposed Large-scale Residential Development at Courtstown, Little Island, County Cork, on behalf of Ruden Homes Ltd.

In summary, the development proposes to develop 172 residential units. In compliance with the requirement to transfer 20% of the development, 34 units are proposed for transfer, to include a mix of unit types and sizes, which are distributed throughout the development.

The principle of the transfer of a mix of unit types and sizes has been agreed with Cork County Council, as per the e-mail dated 30th May 2024, in Appendix 1 of this report. 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 development will consist of:

- (a). The construction of 172 no. residential units to include 146 no. dwelling houses (with 83 no. dwelling houses to include the option for constructing a ground floor extension to the rear); 6 no. duplex units; and 20 no. apartments.
- (b). Provision of 1 no. creche and 4 no. commercial units.
- (c). Upgrading of the existing vehicular access to the site and the creation of a signalised junction on Ballytrasna Park Road (L-2985-0), including footpaths, cycle lanes and pedestrian/bicycle crossing points, to facilitate access into the site.
- (d). The provision of a new distributor road, including footpaths and cycle lanes, connecting the proposed residential development with Ballytrasna Park Road.
- (e). All associated infrastructure and ancillary development works to include the provision of roads, footpaths and cycle lanes as well as the provision of vehicular connections to adjoining lands with pedestrian/cycle facilities; Proposed diversion and undergrounding of the existing 10KV overhead electricity line and associated poles traversing the site; landscaping & amenity areas, lighting, drainage and services connections; bicycle and car parking; bin storage; and boundary treatments including fencing and landscape buffer of mixed native hedge planting along the eastern boundary of the site.

3. Part V Proposal

The Part V proposal is for the transfer of 34 units, as detailed in the Part V Site Layout Allocation Plan (Drawing No: 10277-PL-009) which accompanies this application. 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	Unit No.	No. Bedrooms	Area m2	Semi-Detached / End of Terrace	Mid-Terrace	Duplex / Apartments	Estimated Cost €
C1 / C1 with extension	2, 5, 40, 41, 44, 45, 94, 95, 125, 126, 127, 161	2 Bed	90/100	4	8		€345,581 / €383,501
C2 / C2 with extension	137	3 Bed	90/100		1		€345,581 / €383,501
C5 / C5 with extension	138, 153, 154, 160, 162	3 Bed	90/100	5			€345,581/€383,501
E1	80, 90, 133	2 Bed	81			3	€311,453
E2	81, 91, 134	2 Bed	109			3	€417,630
Apt 1	102, 109, 117	3 Bed	108			3	€609,955
Apt 2	103, 110, 113, 118, 121	1 Bed	61			5	€346,382
Apt 3	107, 115	2 Bed	88			2	€497,796
Totals				9	9	16	34

Appendix 2 provides a summary of the cost estimates for each unit type. The costs are estimated based on industry cost standards. Final transfer costs will be agreed with Cork County Council, following any grant of planning permission, based on a measured Bill of Quantities for the site.

Table 2 provides details of the number of units proposed for transfer as per the proposed phasing of the development. Proposed phasing of the overall development is detailed in the Phasing Plan (Drawing No: 10277-PL-010), prepared by Engenuiti Consulting Engineers.

Table 2 – Part V Transfer: Phasing

Phase	Total Units	Part V Transfer	% Transfer
1	53	6	11 %
2	48	6	12.5 %
3	31	13	42 %
4	40	9	22.5 %

4. Summary

Ruden Homes Ltd. is applying for a residential development of 172 units, to be developed over 4 phases. The development consists of a mix of 146 no. dwelling houses, 6 no. duplex units and 20 no. apartments.

The Part V proposal is for the transfer of 34 units (20% of the units), comprised of 18 houses, 6 duplexes and 10 apartments, located in scattered clusters throughout the development. Estimated costs, based on industry cost standards, are provided for each unit. Consultation has been undertaken with Cork County Council in respect of the Part V Proposal. The Council confirmed on 30th May 2024 that the proposal is acceptable in principle, subject to permission being granted and costings being agreed. 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 the commencement of development.

Appendix 1: E-mail Correspondence with Cork County Council

Michelle O'Shea

From: Richard Keating <Richard.Keating@CorkCoCo.ie>
Sent: Thursday 30 May 2024 10:11
To: Michelle O'Shea
Cc: Keith Jones; Laura OSullivan
Subject: FW: Courtstown, Little Island LRD - Part V Proposal
Attachments: 10277-PL-009 (Part V Allocation)pdf.pdf

Follow Up Flag: Follow up
Flag Status: Completed

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle,

The Council have no objection in principle to the proposal.

Regards,

Richard.

From: Michelle O'Shea <moshea@mhplanning.ie>
Sent: Wednesday, May 29, 2024 10:36 AM
To: Richard Keating <Richard.Keating@CorkCoCo.ie>
Subject: Courtstown, Little Island LRD - Part V Proposal

CAUTION FROM CORK COUNTY COUNCIL IT SECURITY: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Richard,

Hope all is well with you.

We are intending to submit a planning application to Cork County Council, on behalf of our client Ruden Homes Ltd., in the next couple of weeks in respect of a large-scale residential development (LRD) at Courtstown, Little Island, County Cork.

The proposal is for 172 residential units, a creche, commercial units and associated ancillary development works. As part of the Part V provision, the Applicant is proposing to provide 34 no. residential units.

I have attached a site layout of the development proposal, which shows the location of the Part V units being offered. There is also a legend on the layout which shows the Part V unit mix.

I would be grateful if you could please review the attached Part V layout plan and confirm that Cork County Council are satisfied with the Part V provision of 34 units.

Please do let me know if you require any further information or would like to discuss.

Kind regards,
Michelle

Michelle O'Shea

Senior Planning Consultant

McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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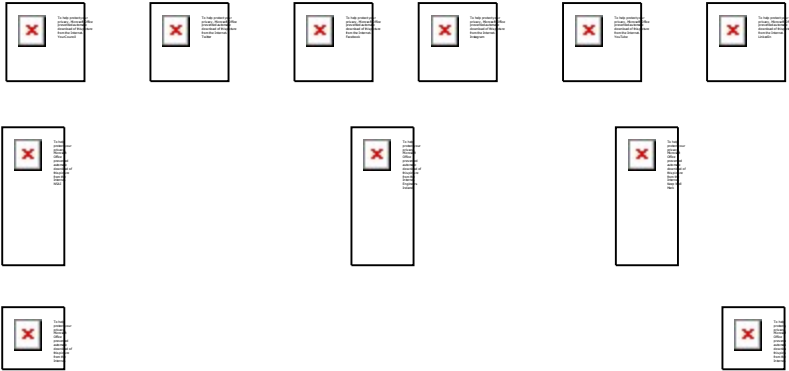
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Please consider the Environment before printing this mail.

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Appendix 2: Cost Estimates Per Unit Type

Part V Costs Methodology
June 2024

House Cost Summaries - House Type C1

House Cost Summaries	sq m/ ha
Unit Size	90
No. of Units	12
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	159,750
Estimated External Works; Site Works & Indirect Site Costs per unit	66,296
Sub Total	226,046
Attributable Development Costs @ 25.5% of House Construction Costs [4]	40,736
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	266,783
Profit on construction costs, but not attributable development costs @15%	33,907
House (ex VAT)	302,571
VAT@ 13.5%	40,847
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	343,418
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	345,581

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type C1 with optional extension

House Cost Summaries	sq m/ ha
Unit Size	100
No. of Units	12
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	177,500
Estimated External Works; Site Works & Indirect Site Costs per unit	73,663
Sub Total	251,163
	45,263
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	296,425
Profit on construction costs, but not attributable development costs @15%	37,674
House (ex VAT)	335,981
VAT@ 13.5%	45,357
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	381,338
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	383,501

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type C2

House Cost Summaries	sq m/ ha
Unit Size	90
No. of Units	1
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	159,750
Estimated External Works; Site Works & Indirect Site Costs per unit	66,296
Sub Total	226,046
	40,736
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	266,783
Profit on construction costs, but not attributable development costs @15%	33,907
House (ex VAT)	302,571
VAT@ 13.5%	40,847
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	343,418
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	345,581

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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)

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[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
June 2024

House Cost Summaries - House Type C2 with optional extension

House Cost Summaries	sq m/ ha
Unit Size	100
No. of Units	1
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	177,500
Estimated External Works; Site Works & Indirect Site Costs per unit	73,663
Sub Total	251,163
	45,263
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	296,425
Profit on construction costs, but not attributable development costs @15%	37,674
House (ex VAT)	335,981
VAT@ 13.5%	45,357
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	381,338
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	383,501

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type C5

House Cost Summaries	sq m/ ha
Unit Size	90
No. of Units	5
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	159,750
Estimated External Works; Site Works & Indirect Site Costs per unit	66,296
Sub Total	226,046
Attributable Development Costs @ 25.5% of House Construction Costs [4]	40,736
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	266,783
Profit on construction costs, but not attributable development costs @15%	33,907
House (ex VAT)	302,571
VAT@ 13.5%	40,847
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	343,418
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	345,581

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type C5 with optional extension

House Cost Summaries	sq m/ ha
Unit Size	100
No. of Units	5
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	177,500
Estimated External Works; Site Works & Indirect Site Costs per unit	73,663
Sub Total	251,163
Attributable Development Costs @ 25.5% of House Construction Costs [4]	45,263
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	296,425
Profit on construction costs, but not attributable development costs @15%	37,674
House (ex VAT)	335,981
VAT@ 13.5%	45,357
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	381,338
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	383,501

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type E1

House Cost Summaries	sq m/ ha
Unit Size	81
No. of Units	3
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	143,775
Estimated External Works; Site Works & Indirect Site Costs per unit	59,667
Sub Total	203,442
Attributable Development Costs @ 25.5% of House Construction Costs [4]	36,663
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	240,104
Profit on construction costs, but not attributable development costs @15%	30,516
House (ex VAT)	272,502
VAT@ 13.5%	36,788
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	309,289
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	311,453

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - House Type E2

House Cost Summaries	sq m/ ha
Unit Size	109
No. of Units	3
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	1,775
Site Works & Indirect Site Cost (per sq m) [2]	736.63
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	193,475
Estimated External Works; Site Works & Indirect Site Costs per unit	80,292
Sub Total	273,767
Attributable Development Costs @ 25.5% of House Construction Costs [4]	49,336
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	323,103
Profit on construction costs, but not attributable development costs @15%	41,065
House (ex VAT)	366,050
VAT@ 13.5%	49,417
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	415,466
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	417,630

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,450 to €2,100 per 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
June 2024

House Cost Summaries - Apartment Type 1

Apartment Cost Summaries	sq m/ ha
Unit Size	108
No. of Units	3
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	2,625
Site Works & Indirect Site Cost (per sq m) [2]	1089.38
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	283,500
Estimated External Works; Site Works & Indirect Site Costs per unit	117,653
Sub Total	401,153
Attributable Development Costs @ 25.5% of House Construction Costs [4]	72,293
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	473,445
Profit on construction costs, but not attributable development costs @15%	60,173
House (ex VAT)	535,499
VAT@ 13.5%	72,292
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	607,791
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	609,955

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2023. Cost range for apartment is €2,400 to €2,850 per 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
June 2024

House Cost Summaries - Apartment Type 2

Apartment Cost Summaries	sq m/ ha
Unit Size	61
No. of Units	5
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	2,625
Site Works & Indirect Site Cost (per sq m) [2]	1089.38
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	160,125
Estimated External Works; Site Works & Indirect Site Costs per unit	66,452
Sub Total	<u>226,577</u>
Attributable Development Costs @ 25.5% of House Construction Costs [4]	40,832
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	<u>267,409</u>
Profit on construction costs, but not attributable development costs @15%	33,987
House (ex VAT)	303,277
VAT@ 13.5%	40,942
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	<u>344,219</u>
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	<u>346,382</u>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2023. Cost range for apartment is €2,400 to €2,850 per 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
June 2024

House Cost Summaries - Apartment Type 3

Apartment Cost Summaries	sq m/ ha
Unit Size	88
No. of Units	2
Total No. of Units on site	172
Total Site Area	6.55
Assumed Costs	
Construction Cost (per sq m) [1]	2,625
Site Works & Indirect Site Cost (per sq m) [2]	1089.38
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	231,000
Estimated External Works; Site Works & Indirect Site Costs per unit	95,865
Sub Total	326,865
<hr/>	
Attributable Development Costs @ 25.5% of House Construction Costs [4]	58,905
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	385,770
<hr/>	
Profit on construction costs, but not attributable development costs @15%	49,030
House (ex VAT)	436,681
VAT@ 13.5%	58,952
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	495,633
<hr/>	
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,881
VAT on Land @13.5%	282
Overall House Cost , with VAT & EUV of Land	497,796

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2023. Cost range for apartment is €2,400 to €2,850 per 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