COAKLEY O'NEILL
town planning

Part V Proposal

Large-Scale Residential Development at Ringwood, Blarney

Prepared in December 2025 on behalf of

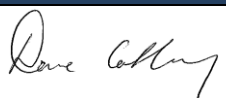
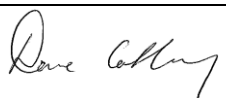
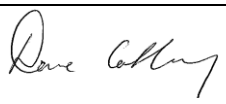
Clockstrike Ltd.

Coakley O'Neill Town Planning Ltd.

NSC Campus, Mahon, Cork 021 2307023 info@coakleyoneill.ie www.coakleyoneill.ie

Document Control Sheet

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1.0 INTRODUCTION

1.1 Clockstrike Limited seek planning permission for the development of Phase 2 of a new residential neighbourhood on lands at Ringwood in Blarney, Cork.

1.2 The proposal submitted seeks permission for an LRD of 323no. residential units. This proposed LRD will constitute the second phase of development at the Ringwood Urban Expansion Area. Phase 1, which was granted on appeal by An Coimisiún Pleanála, comprises 246no. residential units and is to commence construction shortly on site.

1.3 In accordance with the requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021, 20% of residential units are required to meet the requirements of Part V. The following is the applicants' proposal to comply with same.

1.4 The Planning Authority is asked to acknowledge that the proposal is, at this stage in the development process, indicative only and is intended to provide a reasonable estimate of the costs and values of the selected Part V residential units based on construction costs and values at the time of the planning application.

1.5 The Planning Authority are also asked to note that the information set out herein is for the purposes of facilitating the making of a planning application and will ultimately be subject to final and formal agreement with the Planning Authority at post planning stage, should planning permission be forthcoming.

1.6 The proposed development will comprise of the construction of 323no. residential units as follows: 157no. terraced, end-of-terrace, and semi-detached houses; 52no. duplexes provided in 5no. 3-storey buildings; and 114no. apartments provided in 2no. 5-storey buildings.

1.7 Without prejudice to the above, it is proposed to provide 20% of future permitted units (64no.) on site under order to comply with Part V. The units proposed comprise the following:

Accommodation Type	Number	% Mix
Houses		
3 bed house (Types F1, F2, F2S)	16	25%
Duplexes		
2 Bed Duplex (Types DA1, DA2)	8	12.5%
3 Bed Duplex (Types DA3, DA4)	8	12.5%
Apartments		
1 bed – 2 Person	16	25%
2 bed – 4 Person	16	25%
Total	**64**	**100%**

1.8 A Part V Costs Methodology has been undertaken for each unit type proposed based on drawings and reports issued by the Design Team. This methodology is set out below. The locations of these units are set out in Appendix 1., of this report.

2.0 PART V COSTING METHODOLOGY

2 Bedroom Apartment – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	16
Average House Size	75.5sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€169,875
Estimated External Works: Site Works & Indirect Site Costs per unit	€26,425
Sub-total	**€186,300**
Other Costs	
Attributable Development Costs (22.5%)	€41,967.50
Profit on construction costs, but not attributable development costs (15%)	€27,945
Sub-Total (Ex-VAT)	**€69,912.50**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	€259,171.50
VAT@ 13.5%	€34,988.15
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€294,160**

1 Bedroom Apartment – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	16
Average House Size	48.7sqm
Average Assumed Costs	
Construction Cost (per sqm)	**€**2,250
Site Works and Indirect Site Cost (per sqm)	**€**350
Existing Use Value of land (per ha)	**€**49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€109,575
Estimated External Works: Site Works & Indirect Site Costs per unit	€17,045
Sub-total	**€126,620**
Other Costs	
Attributable Development Costs (22.5%)	€28,489.50
Profit on construction costs, but not attributable development costs (15%)	€18,993
Sub-Total (Ex-VAT)	**€47,482.50**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	€177,061.50
VAT@ 13.5%	€23,903.30
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€200,965**

2 Bedroom Duplex – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	8
Average Apartment Size	73sqm
Average Assumed Costs	
Construction Cost (per sqm)	**€**2,250
Site Works and Indirect Site Cost (per sqm)	**€**350
Existing Use Value of land (per ha)	**€**49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€164,250
Estimated External Works: Site Works & Indirect Site Costs per unit	€25,550
Sub-total	**€189,800**
Other Costs	
Attributable Development Costs (22.5%)	€42,705
Profit on construction costs, but not attributable development costs (15%)	€28,470
Sub-Total (Ex-VAT)	**€71,175**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	€263,934
VAT@ 13.5%	€35,631.09
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€299,565**

3 Bedroom Duplex – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	8
Average Apartment Size	90sqm
Average Assumed Costs	
Construction Cost (per sqm)	**€**2,250
Site Works and Indirect Site Cost (per sqm)	**€**350
Existing Use Value of land (per ha)	**€**49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€202,500
Estimated External Works: Site Works & Indirect Site Costs per unit	€31,500
Sub-total	**€234,000**
Other Costs	
Attributable Development Costs (22.5%)	€52,650
Profit on construction costs, but not attributable development costs (15%)	€35,100
Sub-Total (Ex-VAT)	**€87,750**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	€324,709
VAT@ 13.5%	€43,835.72
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€368,545**

3 Bedroom House (Type F1) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	8
Average Apartment Size	107.6sqm
Average Assumed Costs	
Construction Cost (per sqm)	**€**2,250
Site Works and Indirect Site Cost (per sqm)	**€**350
Existing Use Value of land (per ha)	**€**49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€242,100
Estimated External Works: Site Works & Indirect Site Costs per unit	€37,660
Sub-total	**€279,760**
Other Costs	
Attributable Development Costs (22.5%)	€62,946
Profit on construction costs, but not attributable development costs (15%)	€41,964
Sub-Total (Ex-VAT)	**€104,910**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	**€387,629**
VAT@ 13.5%	€52,329.92
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€439,959**

3 Bedroom House (Types F2 and F2S) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	323
Total Site Area	19.35ha
No. of Units Proposed	8
Average Apartment Size	106.8sqm
Average Assumed Costs	
Construction Cost (per sqm)	**€**2,250
Site Works and Indirect Site Cost (per sqm)	**€**350
Existing Use Value of land (per ha)	**€**49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€240,300
Estimated External Works: Site Works & Indirect Site Costs per unit	€37,380
Sub-total	**€277,680**
Other Costs	
Attributable Development Costs (22.5%)	€62,478
Profit on construction costs, but not attributable development costs (15%)	€41,652
Sub-Total (Ex-VAT)	**€104,130**
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	**€2,959**
Unit & Land Cost - (Ex VAT)	€384,769
VAT@ 13.5%	€51,943.815
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	**€436,713**

Appendix 1 – Part V Unit Plan



Part V - Northern Portion of Site

Part - V

Part - V Provision

Planning Application Red Line

Type	Number	%Mix
Houses	**(Affordable)**	
3 Bed - 5 Person	16	25%
Duplex Blocks B+C	**(Affordable)**	
2 Bed - 4 Person	08	12.5%
3 Bed - 5 Person	08	12.5%
Apartments Block 2	**(Social)**	
1 Bed - 2 Person	16	25%
2 Bed - 4 Person	16	25%
Total	64	100%
Percentage of Ph. 2 (323 Units)		20%

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1 Do not scale this drawing.
2 Errors and omissions to be immediately notified to Architect.
3 All dimensions to be checked on site.
4 To be read with relevant Engineers drawings.

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Map Series | Map Sheets
1:2,500 | **6289-C, 6289-D, 6336-A, 6336-B**

revisions | date | inls

description: Site Layout
Part V

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drawing no.: BLR-2-02-SW-XXX-DR-CCK-AR-63

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CONROY CROWE KELLY
ARCHITECTS
65 MERRION SQUARE
DUBLIN 2
PHONE 6613990\1 FAX 6765715
e-mail info@cck.ie