hw planning

Part V Proposal

Proposed Large-scale Residential Development at
'The Farm', Bessborough, Ballinure, Blackrock, Cork.

Client: Estuary View Enterprises 2020 Limited

December 2025

Connecting people.
Connecting places.

01. Introduction

1.1 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.

As the subject lands were acquired by Estuary View Enterprises 2020 Limited on the 30th June 2020, between the 1st September 2015 and 31st July 2021, in accordance with the current legislation, 10% of the proposed units 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 140 no. residential units. To meet Part V obligations, the applicants propose to transfer 14 no. apartment units to Cork City Council, 10% of the overall development. As stipulated by Cork City Council, these units are scattered throughout the scheme in apartment buildings (Blocks C, D and E) and are comprised of :

- 6 no. 1-bedroom apartment units,
- 7 no. 2-bedroom apartments and
- 1 no. 3-bedroom apartment

as identified in Table 01 and on the attached Part V drawing prepared by ShipseyBarry Architects.

Floor	Unit	Unit Type	Area (m^2)
Ground Floor	C 0.1	1 Bedroom	45.25m^2
	C 0.9	2 Bedroom	95.60m^2
	D 0.8	1 Bedroom	45.10 m^2
	E 0.3	2 Bedroom	73.90 m^2
First Floor	C 1.11	1 Bedroom	45.25 m^2
	D 1.21	2 Bedroom	71.30 m^2
	D 1.24	1 Bedroom	45.10 m^2
	E 1.12	2 Bedroom	73.90 m^2
Second Floor	C 2.23	1 Bedroom	45.25 m^2
	D 2.38	2 Bedroom	71.30 m^2
	D 2.42	1 Bedroom	45.10 m^2
	E 2.25	2 Bedroom	73.90 m^2
Third Floor	D 3.54	2 Bedroom	71.30 m^2
	E 3.38	3 Bedroom	106.30 m^2

Table 01 – Proposed art V Unit Break Down

	sq m/ ha
Indicative 1 Bedroom Apartment Unit	
Apartment Size	45.25
No. of Units	6
Total No. of Units on site	140
Total Site Area	5.05
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	487
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	139,189
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**161,209**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	39,335
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	24,181
Sub-total ex-VAT	**63,516**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,782
Apartment & Land Cost - (Ex VAT)	226,507
VAT@ 13.5%	30,578
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**258,868**

[1] This is based on baseline cost range of for suburban apartments as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing.

[2]Based upon Site development works for suburban apartments is €22,020 as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing.

[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 24.4% of construction unit costs. Informed by baseline cost range of for suburban apartments as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs;

[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

Estuary View Enterprises 2020 Limited - Part V Residential Costs & Methodology

December 2025

Indicative 2 Bedroom Apartment Unit	**sq m/ ha**
Apartment Size	71.3
No. of Units	7
Total No. of Units on site	140
Total Site Area	5.05
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	309
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	219,319
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**241,339**

Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	58,887
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	36,201
Sub-total ex-VAT	**95,087**

Site Cost per unit (existing use value**[4]**) Site Area / Units	1,782
Apartment & Land Cost - (Ex VAT)	338,208
VAT@ 13.5%	45,658
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**385,648**

[1] This is based on baseline cost range of for suburban apartments as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing.
[2]Based upon Site development works for suburban apartments is €22,020 as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing.

[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 24.4% of construction unit costs. Informed by baseline cost range of for suburban apartments as set out in the 'Total Development Cost Study September 2024' published by the Department of Housing **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and Assigned Certifier Bldg Control Regs;
[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

3 Bedroom Apartment Cost Summary	**sq m/ ha**
Average Apartment Size	106.3
No. of Units	1
Total No. of Units on site	140
Total Site Area	4.2842
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	228,545
Estimated Site Works & Servicing Costs per unit	30,827
Sub Total	**259,372**
Attributable Development Costs @ 22.5% of Apartment Construction Costs **[4]**	51,423
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	38,906
Sub-total ex-VAT	**90,328**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,512
Apartment & Land Cost - (Ex VAT)	351,212
VAT@ 13.5%	47,414
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**400,137**

[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.

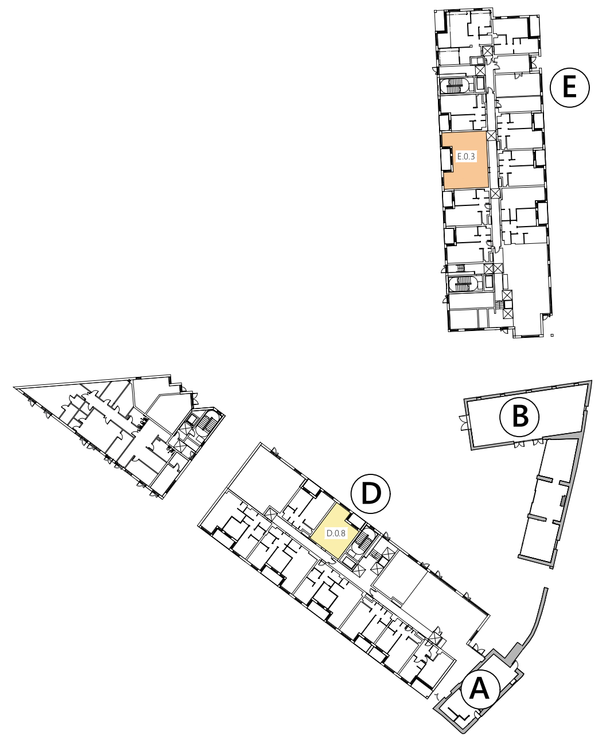
[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building 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

PART V

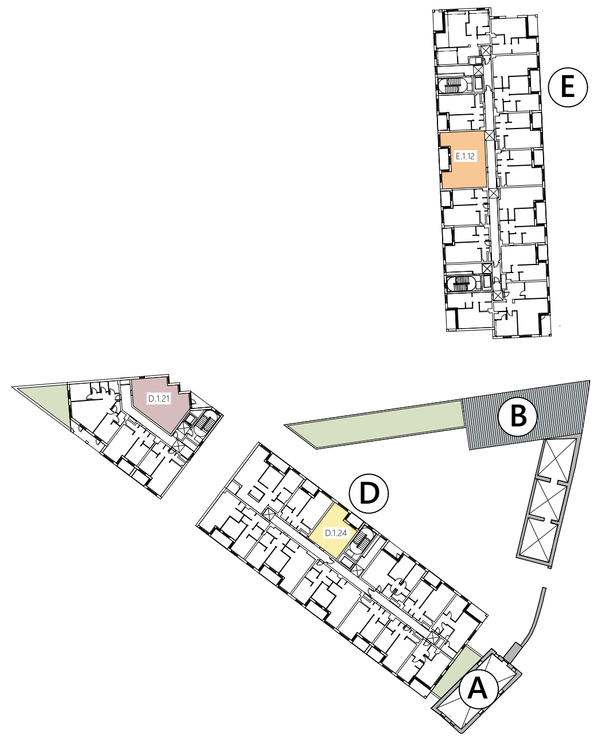
BUILDINGS C, D, E



0 LEVEL 0 (GROUND FLOOR PLAN)

SCALE NTS

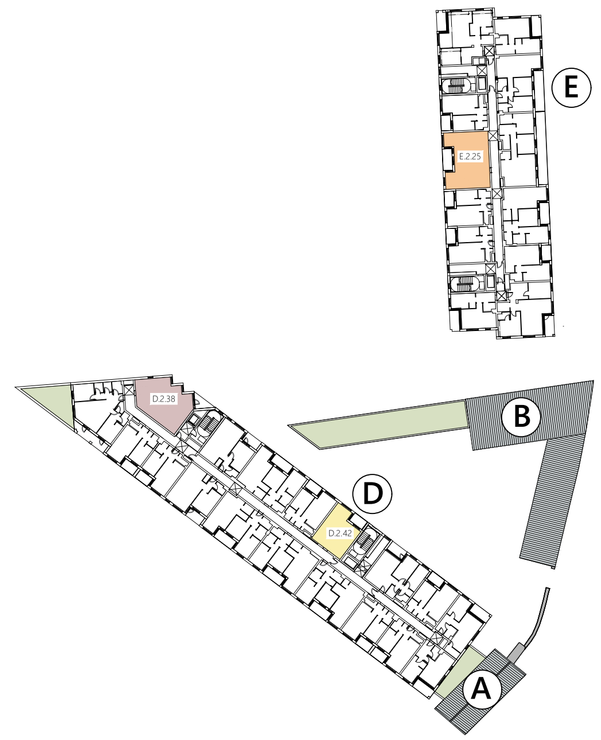
PART V APARTMENT REF.NO.
C.0.1,
C.0.9,
D.0.8,
E.0.3,



1 LEVEL 1 (FIRST FLOOR PLAN)

SCALE NTS

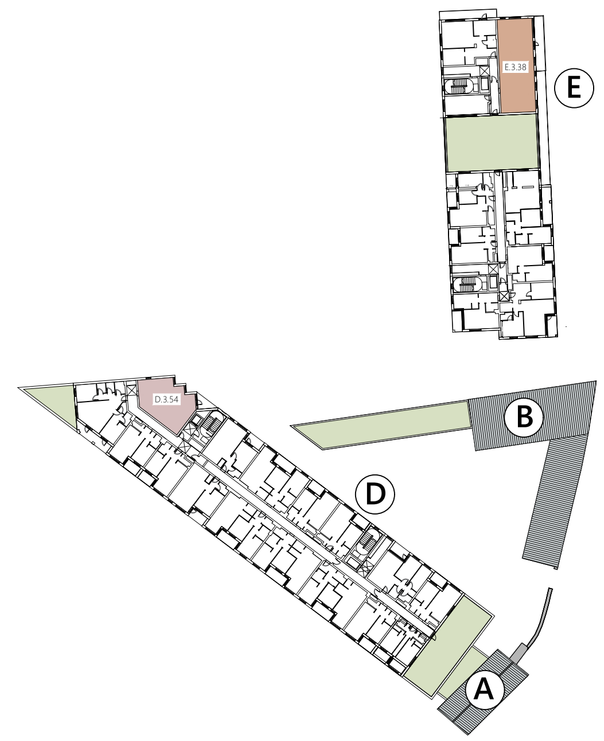
PART V APARTMENT REF.NO.
C.1.11,
D.1.21,
D.1.24,
E.1.12,



2 LEVEL 2 (SECOND FLOOR PLAN)

SCALE NTS

PART V APARTMENT REF.NO.
C.2.23
D.2.38
D.2.42
E.2.25



3 LEVEL 3 (THIRD FLOOR PLAN)

SCALE NTS

PART V APARTMENT REF.NO.
D.3.54
E.3.38

NOTE:
14 (10%) FROM 140 APARTMENTS FOR PART V ALLOCATION

LEVEL	1 BED 2P.	2 BED 3P.	2 BED 4P.	3 BED 5P.	NO.
G	2		2		4
1ST	2	1	1		4
2ND	2	1	1		4
3RD		1		1	2
4TH					0
TOTAL	6	3	4	1	14 (10%)

LEGEND

- 1 BEDROOM 2 PERSON APARTMENT
- 2 BEDROOM 3 PERSON APARTMENT
- 2 BEDROOM 4 PERSON APARTMENT
- 3 BEDROOM 5 PERSON APARTMENT

NORTH POINT

FARM SCHEME
BUILDINGS:A,B,C,D,E

140 APARTMENTS

	NO.	%
1 BEDROOM AP.	70	50.0 %
2 BEDROOMS AP. 3P	12	8.6 %
2 BEDROOM AP. 4P	57	40.7 %
3 BEDROOMS AP.	1	0.7 %
TOTAL NO.	140	100 %

140 UNITS NTS A1

D	Unit numbers	12.2021
C	Unit schemes	09.2021
B	Unit schemes	03.2022
A	First Issue	08.2021

PART V

SHiPSEYBARRY
place makers

PROJECT :	PHASE 1-THE FARM- BESSBOROUGH	DRAWING DESCRIPTION:	PART V	CLIENT :	ESTUARY VIEW ENT. 2020 LTD.
SCALE :	NTS @ A1	DATE : 04.2021	OVERSEEN BY : AIM	APPROVED BY : GB	DRAWING NO. : SB-2020-107-600

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