



COAKLEY O'NEILL
town planning

Part V Proposal

Large Scale Residential Development at
Caheranardrish, Mungret,
Co. Limerick

Prepared in March 2026 on behalf of
Homeland Projects Ltd.

Coakley O'Neill Town Planning Ltd.

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1.0 INTRODUCTION

- 1.1 Homeland Projects Ltd., intend to seek planning permission for the development of a Large Scale Residential Development at a site at Caheranardrish, Mungret, Co. Limerick.
- 1.2 The proposed development comprises of a Large-Scale Residential Development, comprising of 182no. residential dwellings as follows:
- a) 141no. houses consisting of 104no. detached/semi-detached dwellings (24no. 4-beds, 78no. 3-beds and 2no. 2-beds);
 - b) 37no. townhouses (18no. 3-beds and 19no. 2-beds) and
 - c) 41no. apartment units across 1no. triplex unit (2no. 2-beds and 1no. 1-bed) and a five-storey apartment building (13no. 2-beds and 25no. 1-beds) with a crèche with capacity to accommodate 70no. children at ground floor level.
- 1.3 The proposed development will include the provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; a new vehicular and pedestrian access onto the Mungret Park Road; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including a pumping station and connections to the existing networks and nature-based suds measures.
- 1.4 The proposed development is located within the Limerick City Suburbs and is zoned for the development of residential dwellings.

2.0 PART V PROPOSAL

- 2.0 The proposed development comprises the development of 182no. residential units which are subject to Part V compliance under this planning application, the details of which are outlined below:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
House A1	4 Bed	134	21
House A2	4 Bed	136.5	3
House B1	3 Bed	115.3	39
House B2	3 Bed	104.4	23
House B3	3 Bed	119.6	5
House B4	3 Bed	108.6	5
House C2	3 Bed	114.2	2
House C4	3 Bed	114.2	2
House C10	3 Bed	114.2	2
House C5	2 Bed	84.7	2
Townhouse D1	3 Bed	109.8	13

Townhouse D3	3 Bed	109.8	5
Townhouse E1	2 Bed	80.2	19
Apartment H1	2 Bed	71.9	1
Apartment H2	1 Bed	61.6	1
Apartment H3	2 Bed	69.4	1
Apartment J1	2 Bed	73.6 - 75.7	13
Apartment J2	1 Bed	46.8 – 59.3	25

- 2.1 The applicant proposes to provide 38no. dwelling units to the Planning Authority to satisfy their 20% Part V allocation. The breakdown of this proposal is as follows:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
Apartment J1	2 Bed	73.6 - 75.7	13
Apartment J2	1 Bed	46.8 – 59.3	25

- 2.2 Plans, sections and elevations of these units have been prepared by Deady Gahan Architects and is enclosed in the planning application submission. The locations of these units have been identified in Drawing No. 25028/P/006 – Proposed Part V Allocation, prepared Deady Gahan Architects which is enclosed in Appendix 1 of this report.
- 2.4 A Part V Costing has been undertaken by the Applicant and is enclosed in Appendix 2 of this report.
- 2.5 It is proposed to provide 10% of Units to the Planning Authority for Affordable Housing Units, these units shall consist of 13no. 2-bed apartment units and 5no. 1-bed apartment units.
- 2.6 It is proposed to provide 20no. units for Social Housing to be transferred to an Approved Housing Body which shall comprise of 20no. 1-bed apartments. The Applicant has engaged with an Approved Housing Body in relation to the development of these Part V units. A Letter of Intent from Co-operative Housing Ireland is enclosed in Appendix 3 of this report.
- 2.7 The Part V proposal has been finalised in accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, which states:

'(e) in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including –

(i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area

proposed to be leased to the planning authority, or details of any combination of the foregoing, and

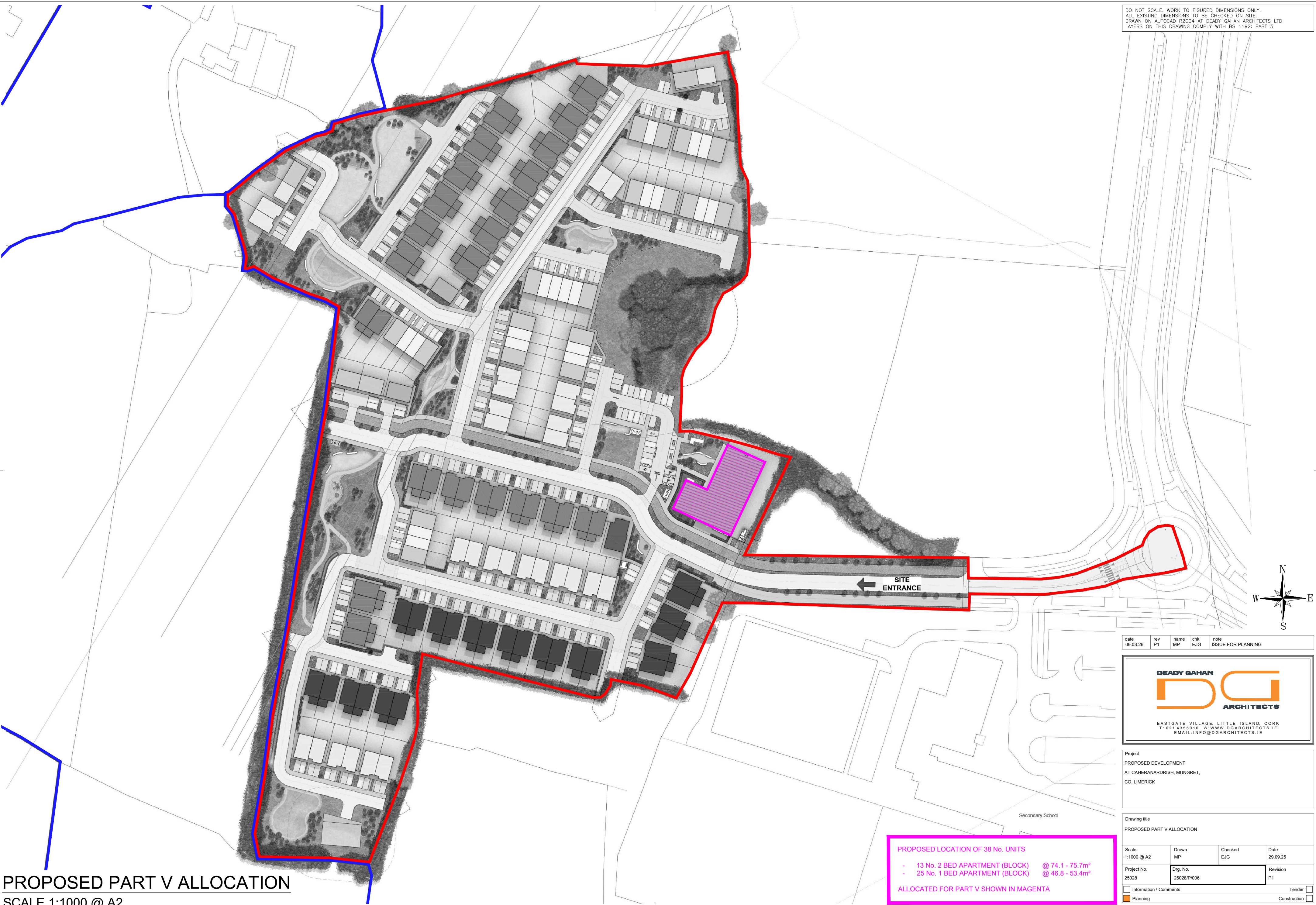
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act'.

- 2.8 In this regard, as a Part V units has been identified for transfer and calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs have been submitted, the application fulfils the requirements for a valid planning application in respect of Part V under Article 22(2)(e).
- 2.9 The relevant Departmental Guidelines, Part V of the Planning and Development Act 2000 Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act 2000, January 2017, are clear about the process involved in meeting Part V obligations.
- 2.10 They make a clear distinction between the period prior to any grant of planning permission and post the grant of a planning permission, when a Part V agreement is to be made.
- 2.11 There has, as of yet, been no decision to grant permission for this application. Hence, no Part V agreement can yet be made and thus no evidence can be submitted at this stage.
- 2.12 Any request for evidence of an agreement at this stage is contrary to both the relevant planning legislation and the statutory guidelines to which the Planning Authority must have due regard.
- 2.13 Certainly, an agreement in principle can be reached at pre-planning stage or prior to a grant of permission. But it is not a requirement and, often, not appropriate.
- 2.14 The only requirement on the applicants prior to any grant of planning permission is to submit a Part V proposal in accordance with Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended.
- 2.15 The applicants have fulfilled this requirement and acted entirely in accordance with the relevant guidance and regulations.
- 2.16 Should a grant of permission be forthcoming the appropriate course of action will be to attach a condition to the planning permission requiring the applicants to enter into an agreement with the planning authority to fulfil their Part V obligations on the site. The applicants are happy to comply with any such condition.
- 2.17 Furthermore, the Planning Authority will be aware that they are precluded from commencing development without having reached an agreement in relation to Part V.

- 2.19 The Planning Authority are in no way precluded from making a decision on this planning application in the absence of a Part V agreement or even an agreement in principle.
- 2.20 This proposal fully meets with the requirements of Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended, and the planning application meets the validation requirements in this regard.

Appendix 1 - Proposed Part V

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



PROPOSED PART V ALLOCATION
SCALE 1:1000 @ A2

PROPOSED LOCATION OF 38 No. UNITS

- 13 No. 2 BED APARTMENT (BLOCK) @ 74.1 - 75.7m²
- 25 No. 1 BED APARTMENT (BLOCK) @ 46.8 - 53.4m²

ALLOCATED FOR PART V SHOWN IN MAGENTA

date	rev	name	chk	note
09.03.26	P1	MP	EJG	ISSUE FOR PLANNING

DEADY GAHAN
DG
ARCHITECTS

EASTGATE VILLAGE, LITTLE ISLAND, CORK
T: 021 4355018 W: WWW.DGARCHITECTS.IE
EMAIL: INFO@DGARCHITECTS.IE

Project
PROPOSED DEVELOPMENT
AT CAHERANARDRISH, MUNGET,
CO. LIMERICK

Drawing title
PROPOSED PART V ALLOCATION

Scale 1:1000 @ A2	Drawn MP	Checked EJG	Date 29.09.25
Project No. 25028	Drg. No. 25028/P/006	Revision P1	

☐ Information \ Comments	Tender ☐
☒ Planning	Construction ☐

Appendix 2 – Part V Costing



APARTMENT BUILDING J - 38 UNITS																
	APARTMENT		APARTMENT		APARTMENT		APARTMENT		APARTMENT		APARTMENT		APARTMENT			
	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed						
Area (sqm)	46.8 sqm	47.0 sqm	47.7 sqm	53.2 sqm	53.3 sqm	53.4 sqm	74.1 sqm	75.7 sqm								
PART A : Land Cost Based on Existing Use Site Value																
<i>Land cost TBC by land valuation from LCCC valuer</i>	€	4,000.00	€	4,000.00	€	4,000.00	€	4,000.00	€	4,000.00	€	4,000.00	€	4,000.00		
PART B : Construction Costs																
Building costs	€	139,980.00	€	140,450.00	€	142,095.00	€	155,020.00	€	155,255.00	€	155,490.00	€	204,135.00	€	207,895.00
External Works and Site Development Costs	€	33,760.00	€	33,900.00	€	34,390.00	€	38,240.00	€	38,310.00	€	38,380.00	€	52,870.00	€	53,990.00
Preliminaries	€	17,374.00	€	17,435.00	€	17,648.50	€	19,326.00	€	19,356.50	€	19,387.00	€	25,700.50	€	26,188.50
PART C : Builders Profit on Construction Costs																
Builders Profit @ 10%	€	19,111.40	€	19,178.50	€	19,413.35	€	21,258.60	€	21,292.15	€	21,325.70	€	28,270.55	€	28,807.35
PART D : Development Costs																
Design Team Fees @ 8% of Construction Costs	€	15,289.12	€	15,342.80	€	15,530.68	€	17,006.88	€	17,033.72	€	17,060.56	€	22,616.44	€	23,045.88
Planning Application Fees	€	65.00	€	65.00	€	65.00	€	65.00	€	65.00	€	65.00	€	65.00	€	65.00
Legal & Accountancy Fees @ 1.5% of Construction Costs	€	2,866.71	€	2,876.78	€	2,912.00	€	3,188.79	€	3,193.82	€	3,198.86	€	4,240.58	€	4,321.10
Irish Water Contributions	€	7,000.00	€	7,000.00	€	7,000.00	€	7,000.00	€	7,000.00	€	7,000.00	€	7,000.00	€	7,000.00
Utility Contributions	€	2,500.00	€	2,500.00	€	2,500.00	€	2,500.00	€	2,500.00	€	2,500.00	€	2,500.00	€	2,500.00
Homebond	€	1,200.00	€	1,200.00	€	1,200.00	€	1,200.00	€	1,200.00	€	1,200.00	€	1,200.00	€	1,200.00
Finance Costs @ 15% of Construction Costs	€	31,533.81	€	31,644.53	€	32,032.03	€	35,076.69	€	35,132.05	€	35,187.41	€	46,646.41	€	47,532.13
PART E : VAT																
VAT @ 13.5%	€	37,081.81	€	37,205.00	€	37,636.19	€	41,024.06	€	41,085.66	€	41,147.26	€	53,898.00	€	54,883.57
TOTAL COST PER UNIT	€	311,761.85	€	312,797.60	€	316,422.75	€	344,906.02	€	345,423.90	€	345,941.78	€	453,142.48	€	461,428.53
Units	4 units	12 units	5 units	1 units	2 units	1 units	8 units	5 units								
Total	€ 1,247,047.38	€ 3,753,571.21	€ 1,582,113.73	€ 344,906.02	€ 690,847.80	€ 345,941.78	€ 3,625,139.88	€ 2,307,142.65								
OVERALL TOTAL COST INCL VAT (38 UNITS)																
	€ 13,896,710.46															

Appendix 3 – Approved Housing Body Letter of Intent

**Mr Ronan Rooney,
Homeland Projects Ltd,
38 Palmerston Road,
Dublin 6,
D06 YW68**

25th March 2026

SUBJECT TO CONTRACT – CONTRACT DENIED

Re: Caheranardrish LRD | Part V Element - Caheranardrish, Mungret, Co. Limerick.

Dear Ronan,

Further to our recent discussions regarding the aforementioned project, I can confirm that CHI have an interest in acquiring 38 residential units for Social Housing provision at Caheranardrish, Mungret, Co. Limerick.

I confirm that this interest is subject to the following conditions:

1. The price when agreed is fixed and VAT inclusive.
2. Satisfactory survey of the properties and the completion of identified snagging works to Co-operative Housing Ireland's satisfaction for the dwellings. The cost of the snagging / completion works is to be included within the purchase price.
3. Good marketable title to the properties being provided by the Vendor. This will include (but is not limited to) the units complying with all relevant Planning Permissions and Building Regulations, evidence that all Part V, planning levies and financial conditions have been complied with.
4. The Contract for Sale shall be conditional upon loan approval and funding being made available to Co-operative Housing Ireland by our Funders on terms agreeable to us. In the event that approval of funds in full, on terms agreeable to us is not received, we shall be entitled to rescind the contract. The developer will provide Collateral Warranties as required by the HFA.
5. The Contract for Sale shall be conditional upon Co-operative Housing Ireland entering into a Capital Advance Agreement and a Payment and Availability Agreement with Limerick City & County Council on terms acceptable to us. In the event that we are unable to enter into the Capital Advance Agreement and the Payment and Availability Agreement on terms acceptable to us, we shall be entitled to rescind the contract.

We trust the above is acceptable and look forward to receiving written confirmation of same at your earliest opportunity.

In the meantime, please note that I have no authority express or implied to bind Co-operative Housing Ireland to any agreement and this letter is not to be construed as a note or memorandum for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.

Yours sincerely,



Padraic Clancy,
Director of New Business Development
Co Operative Housing Ireland

By E-mail Only