

Part V Costs & Methodology

Proposed 'Large Scale Residential Development' (LRD) at Countess Road, Killarney. Co. Kerry

Client: Dipharma Unlimited Company

June 2026

01 //

Part V Proposal

1.1 Introduction & Report Context

This Part V Costs & Methodology has been prepared to accompany a Large-Scale Residential Development (LRD) at Countess Road, Killarney, Co. Kerry. This report has been prepared in response to Kerry County Council LRD Opinion LRD meeting minutes, dated the 4th February 2026. In the LRD25-03 Opinion meeting minutes, Item no. 6(a) states:

> *"6(a) Draft Part V proposals to provide for grouping of social housing to the south of the site noted. Dispersed layout for social housing units would be preferred."*

Item no. 6(b) of the LRD Opinion states that.

> *"6(b) High demand for one-bedroom and two-bedroom social housing units in Killarney."*

The Planning Authority will note that in the previous Stage 2 LRD Meeting Request, the provision of 17 no. dwelling houses and 34 no. maisonette units was proposed for Part V. In accordance with Item 6(b) listed above, the Part V strategy for the site has been revised in preparation of this application. As outlined in the accompanying Part V Site Plan prepared by Meitheal Architects and Figure 01 below, the proposed development now provides for broader mix of 21 no. dwelling houses and 30 no. courtyard apartment units to satisfy the Part V requirements of the Council.

Part V Provision

Total No. Units :	259 Units
20% Part V Units :	51 Units
Part V Units Required :	51 Units
Part V Units Provided :	51 Units

Part V Summary (Social)		
	No. Beds	Quantity
	1	18
	2	12
	3	21
		51

The applicant has engaged with the Housing Department in Kerry County Council and a Part V Statement of Understanding is attached to this Report.

Courtyard Apartment Type MF-F3 - 2 Bed	**sq m/ ha**
Apartment Size	75
No. of Units	2
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	294
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	230,700
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**252,720**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	61,664
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	37,908
Sub-total ex-VAT	**99,572**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	353,436
VAT@ 13.5%	47,714
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**402,294**

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[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;

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Courtyard Apartment Type MF-F4 - 2 Bed	**sq m/ ha**
Apartment Size	87.6
No. of Units	2
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	251
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	269,458
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**291,478**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	71,121
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	43,722
Sub-total ex-VAT	**114,842**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	407,464
VAT@ 13.5%	55,008
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**463,616**

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[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;
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[6] To be informed by site specific information - example based on Agricultural Land Value

Courtyard Apartment Type MF-F5 - 2 Bed	**sq m/ ha**
Apartment Size	75.3
No. of Units	4
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	292
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	231,623
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**253,643**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	61,889
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	38,046
Sub-total ex-VAT	**99,935**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	354,722
VAT@ 13.5%	47,888
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**403,754**

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Courtyard Apartment Type MF-F6 - 2 Bed	**sq m/ ha**
Apartment Size	83.1
No. of Units	4
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	265
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	255,616
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**277,636**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	67,743
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	41,645
Sub-total ex-VAT	**109,388**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	388,168
VAT@ 13.5%	52,403
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**441,716**

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[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;
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Courtyard Apartment Type MT-H1 - 1 Bed	**sq m/ ha**
Apartment Size	50.8
No. of Units	3
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	433
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	156,261
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**178,281**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	43,501
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	26,742
Sub-total ex-VAT	**70,243**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	249,668
VAT@ 13.5%	33,705
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**284,517**

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[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;
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Courtyard Apartment Type MT-H2 - 1 Bed	**sq m/ ha**
Apartment Size	58.9
No. of Units	3
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	374
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	181,176
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**203,196**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	49,580
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	30,479
Sub-total ex-VAT	**80,059**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	284,400
VAT@ 13.5%	38,394
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**323,939**

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[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;
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Courtyard Apartment Type MT-H3 - 1 Bed	**sq m/ ha**
Apartment Size	50.7
No. of Units	7
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	434
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	155,953
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**177,973**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	43,425
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	26,696
Sub-total ex-VAT	**70,121**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	249,239
VAT@ 13.5%	33,647
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**284,031**

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Courtyard Apartment Type MT-H4 - 1 Bed	**sq m/ ha**
Apartment Size	58.8
No. of Units	5
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	374
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	180,869
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Abnormal Sitework Costs	0
Sub Total	**202,889**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	49,505
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	30,433
Sub-total ex-VAT	**79,938**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	283,971
VAT@ 13.5%	38,336
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**323,452**

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[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;
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Mid Terraced 3-bed House HT-B1	**sq m/ ha**
House Size	108.4
No. of Units	14
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,029
Site Works Cost (per sq m) **[2]**	439
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	219,944
Estimated Site Works & Servicing Costs per unit **[2]**	47,535
Abnormal Sitework Costs	0
Sub Total	**267,479**
Attributable Development Costs @ 30.92% of House Construction Costs **[4]**	82,704
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	40,122
Sub-total ex-VAT	**122,826**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	391,449
VAT@ 13.5%	52,846
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**445,439**

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[4] Based on an assumption of 30.92 % of construction unit costs. Informed by baseline cost range of for dwellin houses 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;

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End Terraced 3-bed House HT-B2	**sq m/ ha**
House Size	107.6
No. of Units	3
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,029
Site Works Cost (per sq m) **[2]**	442
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	218,320
Estimated Site Works & Servicing Costs per unit **[2]**	47,535
Abnormal Sitework Costs	0
Sub Total	**265,855**
Attributable Development Costs @ 30.92% of House Construction Costs **[4]**	82,202
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	39,878
Sub-total ex-VAT	**122,081**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	389,081
VAT@ 13.5%	52,526
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**442,751**

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Semi-Detached 3-bed House HT-B2	**sq m/ ha**
House Size	107.6
No. of Units	3
Total No. of Units on site	259
Total Site Area	6
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,029
Site Works Cost (per sq m) **[2]**	442
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	218,320
Estimated Site Works & Servicing Costs per unit **[2]**	47,535
Abnormal Sitework Costs	0
Sub Total	**265,855**
Attributable Development Costs @ 30.92% of House Construction Costs **[4]**	82,202
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	39,878
Sub-total ex-VAT	**122,081**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,144
Apartment & Land Cost - (Ex VAT)	389,081
VAT@ 13.5%	52,526
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**442,751**

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Accreditations
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