COAKLEY O'NEILL
town planning

Part V Proposal

Large Scale Residential Development
at Old Orchard, Monaleen,
Co. Limerick

Prepared in May 2026 on behalf of

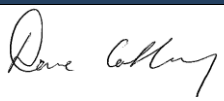
GLR Property Ltd.

Coakley O'Neill Town Planning Ltd.

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Document Control Sheet

Client	**GLR Property Ltd.**
Project Title	**Old Orchard Large Scale Residential Development**
Job No.	**CON25081**
Document Title	**Part V Proposal**
Number of Pages	**23**

Revision	Status	Date of Issue	Authored	Checked	Signed
1	LRD	29th May 2026	RH	DC	

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1.0 INTRODUCTION

1.1 GLR Property Ltd., intend to seek planning permission for the development which comprises of the modification of the Large-Scale Residential Development granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24.

1.2 The proposed modifications comprise of:

1. The replacement of 57 no. units comprising of;
    - 06 no. 4 bed semi-detached houses (139.2 sq.m.)
    - 15 no. 3 bed semi-detached houses / townhouses (108 sq.m.)
    - 06 no. 1 and 2 bed apartments (Block A) (54.1 sq.m. – 114.1 sq.m.)
    - 14 no. 1 and 2 bed apartments (Block B)(54.1 sq.m. – 114.1 sq.m.)
    - 16 no. 1, 2, and 3 bed apartments (Block D)(50.2 – 123.2 sq.m.)

    With 59 no. units comprising of;
    - 04 no. 4 bed semi-detached houses (134.0 sq.m.)
    - 22 no. 3 bed semi-detached houses (104.4 – 108.6 sq.m.)
    - 04 no. 3 bed semi-detached houses (115.8 sq.m.)
    - 08 no. 3 bed townhouses (109.8 sq.m.)
    - 06 no. 2 bed townhouses (80.2 sq.m.)
    - 15 no. 1 and 2 bed apartments (61.6 – 71.9 sq.m.)

2. The provision of 5no. additional townhouse units (2 no. 3 beds and 3 no. 2 beds).

3. The omission of the permitted childcare facility with capacity to accommodate 58no. children and the construction of a childcare facility on a site to the west with capacity to accommodate 102no. children.

1.3 The 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; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including nature-based suds measures.

1.4 As the proposed development is residential in nature, a Part V proposal is required. This is set out herein.

2.0 PART V PROPOSAL

2.1 The proposed development is the modification of the permitted LRD granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24 which comprises of 113no. units.

2.2 A Part V agreement has been agreed with the Local Authority in relation to the wider permitted LRD which is now under construction. As such, agreement is in place for the 113no. units granted and Part V only applies under this application to the additional 7no. units proposed under this modification.

2.3 The applicant proposes to provide 2no. dwelling units to the Planning Authority to satisfy the 20% Part V allocation. These units comprises of units 6/7 Block B as granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24. The breakdown of this proposal is as follows:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
Apartment 27	2 Bed	114.1	1
Apartment 28	1 Bed	95.5	1

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 the Proposed Part V Allocation Plan, 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 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 he 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'.

2.6 As noted above, Article 22(2)(e)(i) of the Planning and Development Regulations 2001 does not require that the Part V units to be transferred to the Planning Authority be subject to the planning application as long as the units are within the planning authority's functional area.

2.7 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).

2.8 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.

2.9 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.

2.10 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.

2.11 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.

2.12 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.

2.13 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.

2.14 The applicants have fulfilled this requirement and acted entirely in accordance with the relevant guidance and regulations.

2.15 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.

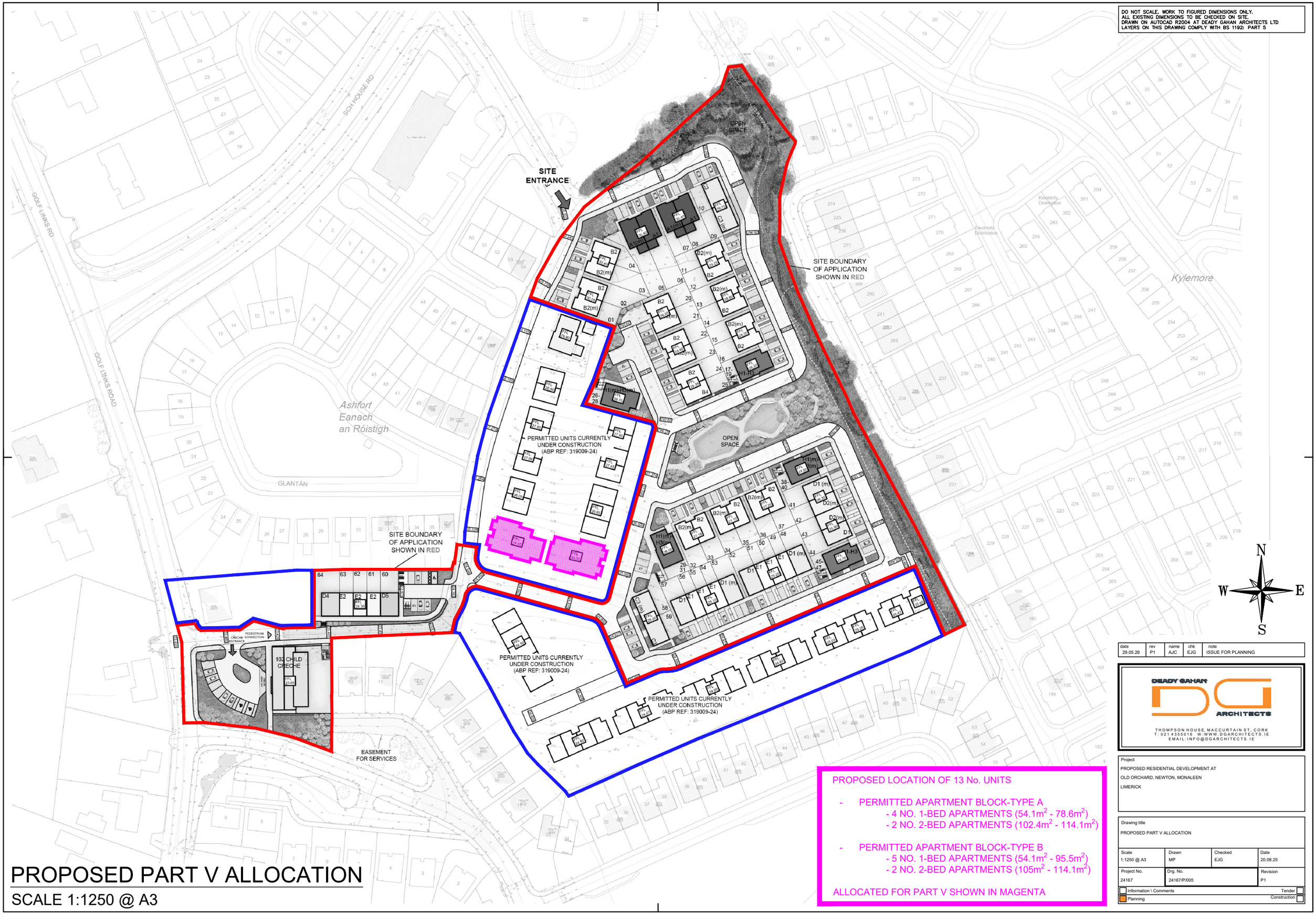
2.16 Furthermore, the Planning Authority will be aware that they are precluded from commencing development without having reached an agreement in relation to Part V.

2.17 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.

2.18 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 Units

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 LOCATION OF 13 No. UNITS

- PERMITTED APARTMENT BLOCK-TYPE A
  - 4 NO. 1-BED APARTMENTS (54.1m² - 78.6m²)
  - 2 NO. 2-BED APARTMENTS (102.4m² - 114.1m²)
- PERMITTED APARTMENT BLOCK-TYPE B
  - 5 NO. 1-BED APARTMENTS (54.1m² - 95.5m²)
  - 2 NO. 2-BED APARTMENTS (105m² - 114.1m²)

ALLOCATED FOR PART V SHOWN IN MAGENTA

PROPOSED PART V ALLOCATION

SCALE 1:1250 @ A3

date	rev	name	chk	note
29.05.26	P1	AJC	EJG	ISSUE FOR PLANNING

DEADY GAHAN ARCHITECTS
THOMPSON HOUSE, MACCURTAIN ST., CORK
T: 021 4355016 W: WWW.DGARCHITECTS.IE
EMAIL: INFO@DGARCHITECTS.IE

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT
OLD ORCHARD, NEWTON, MONALEEN
LIMERICK

Drawing title
PROPOSED PART V ALLOCATION

Scale	Drawn	Checked	Date
1:1250 @ A3	MP	EJG	20.08.25
Project No. 24167	Drg. No. 24167/P/005		Revision P1

☐ Information \ Comments — Tender ☐
☐ Planning — Construction ☐

Appendix 2 – Part V Costing

Homeland

RESIDENTIAL DEVELOPMENT AT OLD ORCHARD, GOLF LINKS ROAD, MONALEEN, CO. LIMERICK

Part V Costs 28th May 2026

	BLOCK B - 2 UNITS	
	APARTMENT	APARTMENT
	BLK B - No.27	**BLK B - No.28**
	2 Bed	2 Bed
Area (sqm)	**114.1 sqm**	**95.5 sqm**
PART A : Land Cost Based on Existing Use Site Value		
Land cost TBC by land valuation from LCCC valuer	€4,000.00	€4,000.00
PART B : Construction Costs		
Building costs	€294,670.92	€246,635.17
External Works and Site Development Costs	€87,296.55	€73,065.92
Preliminaries	€38,196.75	€31,970.11
PART C : Builders Profit on Construction Costs		
Builders Profit @ 10%	€42,016.42	€35,167.12
PART D : Development Costs		
Design Team Fees @ 8% of Construction Costs	€33,613.14	€28,133.70
Planning Application Fees	€65.00	€65.00
Legal & Accountancy Fees @ 1.5% of Construction Costs	€6,302.46	€5,275.07
Irish Water Contributions	€7,000.00	€7,000.00
Utility Contributions	€2,500.00	€2,500.00
Homebond	€1,200.00	€1,200.00
Finance Costs @ 15% of Construction Costs	€69,327.10	€58,025.75
PART E : VAT		
VAT @ 13.5%	€79,135.43	€66,560.11
TOTAL COST PER UNIT	**€665,323.77**	**€559,597.93**
OVERALL TOTAL COST INCL VAT	**€1,224,921.70**	