



Part V Costs & Methodology

Proposed Large-scale Residential Development at Pat
Scarteen Road, Killowen, (townlands), Kenmare, Co.
Kerry.

Client: KPH Construction

August 2026

Connecting people.
Connecting places.

Part V Proposal

In accordance with guidance contained in Circular 28/2021 and requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021, it is considered that 20% Part V provision applies to the proposed development. The applicants propose the transfer 20 no. residential no. units within the proposed development to satisfy Part V obligations. This represents 20% of the overall number of units within the scheme and comprises 6 no. 1 bedroom units, 6 no. 2 bedroom units and 8 no. 3 bedroom units. Details of the proposed Part V units are provided in Table 01.

A Part V Costs and Methodology is outlined in the following section, and the location of the subject units are identified in Figure 01 and on the accompanying Part V Site Layout Plan prepared by Meitheal Architects.

Type	Bedrooms	Quantity	Unit Code & Area Range	Units
Maisonette / Apartment	1	6	HT-M1 (51.1m ² - 56.80 m ²)	23, 24, 25, 26, 27, 28
Maisonette / Apartment	2	6	HT-M2 (74.3m ² – 82.5m ²)	21, 22, 29, 30, 31, 32
Semi-detached & End Terrace	3	8 (3,5)	HT-B1 (97.20m ²)	37, 38, 41, 42, 45, 46, 75, 76

Table 01 - Breakdown of Proposed Part V Units

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	sq m/ ha
1 Bedroom Own Door Maisonette/Apartment Unit	
Apartment Size (average of 48.2m ² - 57.4m ² range)	53.53
No. of Units	6
Total No. of Units on site	100
Total Site Area	2.63
Assumed Costs	
Construction Cost (per sq m) [1]	3,076
Site Works Cost (per sq m) [2]	411
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	164,658
Estimated Site Works & Servicing Costs per unit [2]	22,020
Sub Total	186,678
Attributable Development Costs @ 24.4% of Apartment Construction Costs [4]	45,550
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	28,002
Sub-total ex-VAT	73,551
Site Cost per unit (existing use value[4]) Site Area / Units	1,299
Apartment & Land Cost - (Ex VAT)	261,529
VAT@ 13.5%	35,306
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	298,134

[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

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2 Bedroom Own Door Maisonette/Apartment Unit		sq m/ ha
Apartment Size (average of 74.3m2 – 82.5m2 range)	78.4	
No. of Units		6
Total No. of Units on site		100
Total Site Area		2.63
Assumed Costs		
Construction Cost (per sq m) [1]	3,076	
Site Works Cost (per sq m) [2]		281
Existing Use Value of land (per ha) [3]	49,400	
	€	
Construction Costs (excluding Construction Profit)		
Estimated Construction Cost as per unit		241,158
Estimated Site Works & Servicing Costs per unit [2]	22,020	
Sub Total	263,178	
Attributable Development Costs @ 24.4% of Apartment Construction Costs [4]	64,216	
Design Team Fees		
Legal & Estate Agents Fees		
Marketing Costs		
Other Costs (specify)		
Profit on construction costs, but not attributable development costs @15%	39,477	
Sub-total ex-VAT	103,692	
Site Cost per unit (existing use value[4]) Site Area / Units	1,299	
Apartment & Land Cost - (Ex VAT)	368,170	
VAT@ 13.5%	49,703	
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	419,172	

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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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**KPH Construction - Pat Scarteen Road, Kenmare - Part V Costs
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3 Bedroom Semi-detached / End of Terrace House

Unit Size		97.2
No. of Units		8
Total No. of Units on site		100
Total Site Area	2.63	
Assumed Costs		
Construction Cost (per sq m) [1]	3,076	
Site Works Cost (per sq m) [2]	227	
Existing Use Value of land (per ha) [3]	49,400	
	€	
Construction Costs (excluding Construction Profit)		
Estimated Construction Cost as per unit		298,987
Estimated Site Works & Servicing Costs per unit [2]	22,020	
Sub Total		321,007
Attributable Development Costs @ 24.4% of Unit Construction Costs [4]	78,326	
Design Team Fees		
Legal & Estate Agents Fees		
Marketing Costs		
Other Costs (specify)		
Profit on construction costs, but not attributable development costs @15%	48,151	
Sub-total ex-VAT	126,477	
Site Cost per unit (existing use value[4]) Site Area / Units	1,299	
Apartment & Land Cost - (Ex VAT)	448,783	
VAT@ 13.5%	60,586	
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	510,668	
3 Bedroom House Size		97.2

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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.

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

Lands in the Ownership of the Applicant, Subject to Borehole Capacity and Water Quality Assessment. These lands do not form part of the current planning application and are excluded from the application red line boundary.

THIS DRAWING IS FOR INFORMATIONAL & DISCUSSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Rev	Ch	Change Name	Date
P03	Ch-34	Change	04/08/2026
P02	Ch-27	32b Submission	20/04/2026
P01			31/03/2026

Overall Development Breakdown	
Total Number of Units	100
Total Site Area	2.63 Ha
Developable Area	2.53 Ha
Density	39.50 Units / ha
Public Open Space	c.11.55%

Summary of Accommodation	
No. Beds	Quantity
1	30
2	30
3	40
	100

Part V Schedule					
	Unit Number	House Type	Description	No. Beds	Quantity
	021	HT-M2	Apartment	2	1
	022	HT-M2	Apartment	2	1
	023	HT-M1	Apartment	1	1
	024	HT-M1	Apartment	1	1
	025	HT-M1	Apartment	1	1
	026	HT-M1	Apartment	1	1
	027	HT-M1	Apartment	1	1
	028	HT-M1	Apartment	1	1
	029	HT-M2	Apartment	2	1
	030	HT-M2	Apartment	2	1
	031	HT-M2	Apartment	2	1
	032	HT-M2	Apartment	2	1
	037	HT-B1	Semi-Detached	3	1
	038	HT-B1	End Terrace	3	1
	041	HT-B1	Semi-Detached	3	1
	042	HT-B1	End Terrace	3	1
	045	HT-B1S	End Terrace	3	1
	046	HT-B1	End Terrace	3	1
	075	HT-B1	End Terrace	3	1
	076	HT-B1	Semi-Detached	3	1
					20

Part V Summary			
	Description	No. Beds	Quantity
	Apartment	1	6
	Apartment	2	6
	End Terrace	3	5
	Semi-Detached	3	3
			20

Part V Provision

Total No. Units : 100 Units
20% Part V Units : 20 Units

Part V Units Required : 20 Units
Part V Units Provided : 20 Units

N

KEY

Site Boundary

Other Lands Within The Same Ownership

Issue for Planning: 04/08/2026 P03
Issue for 32b Submission: 20/04/2026 P02
Issue for 32b Submission: 31/03/2026 P01
Revision Description: 01.1.2026 01.1.2026 01.1.2026

Client: KPM Construction
Project: 241088
Site: Kilmoran, Kenmare, Co. Kerry
Title: Proposed Site Layout Plan (Part V)

meitheal architects

RIA1
G3
P

Project Architect: Mark
AT Sheet Scale: 1:500, 1:1
Drawing Series: 10000 - General
Project: 241088-MA-SW-XX-DR-A-10010-P03
Date: 04/08/2026
Time: 10:00
User: mark
Title: Proposed Site Layout Plan (Part V)

S:\2024\MA\241088\Working drawings\000 - Site Drawings\241088-005-001-20k.plt Tuesday 4 August 2026

Proposed Site Layout Plan (Part V)

1:500



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Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018