hw planning

Part V Costs & Methodology

Proposed Residential Development at Ardshanavooly (townland), Killarney, Co. Kerry

Client: Ross-Park Ltd

March 2026

Connecting people.

Connecting places.

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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 to transfer 37 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.

A Part V Costs & Methodology is outlined below, and the location of the subject units are identified on the accompanying Part V Site Layout Plan prepared by Reddy Architecture. The Part V provision will be:

- 20 no. 1 bedroom 2 person apartments:
- 4 no. 2 bedroom 3 person apartments:
- 13 no. 2 bedroom 4 person apartments.

Ross-Park Residential HS Limited – Part V Costs Methodology – September 2026

	sq m/ ha
2 Bedroom 3 Person Apartment	
Apartment Size	70.1
No. of Units	4
Total No. of Units on site	188
Total Site Area	3.8
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	314
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	215,628
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Sub Total	**237,648**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	57,986
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	35,647
Sub-total ex-VAT	**93,633**
Site Cost per unit (existing use value**[4]**) Site Area / Units	1,009
Apartment & Land Cost - (Ex VAT)	332,290
VAT@ 13.5%	44,859
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**378,158**

[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

Ross-Park Residential HS Limited - DeerPark– Part V Costs Methodology – September 2026

2 Bedroom 4 Person Apartment	**sq m/ ha**
Apartment Size	74.3
No. of Units	13
Total No. of Units on site	188
Total Site Area	3.8
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	296
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	228,547
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Sub Total	**250,567**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	61,138
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	37,585
Sub-total ex-VAT	**98,723**
Site Cost per unit (existing use value**[4]**) Site Area / Units	999
Apartment & Land Cost - (Ex VAT)	350,289
VAT@ 13.5%	47,289
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**398,576**

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

Ross-Park Residential HS Limited – DeerPark - Part V Costs Methodology – September 2026

1 Bedroom 2 Person Apartment	**sq m/ ha**
Apartment Size	50.6
No. of Units	20
Total No. of Units on site	188
Total Site Area	3.8
Assumed Costs	
Construction Cost (per sq m) **[1]**	3,076
Site Works Cost (per sq m) **[2]**	435
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	155,646
Estimated Site Works & Servicing Costs per unit **[2]**	22,020
Sub Total	**177,666**
Attributable Development Costs @ 24.4% of Apartment Construction Costs **[4]**	43,350
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	26,650
Sub-total ex-VAT	**70,000**
Site Cost per unit (existing use value**[4]**) Site Area / Units	999
Apartment & Land Cost - (Ex VAT)	248,664
VAT@ 13.5%	33,570
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**283,233**

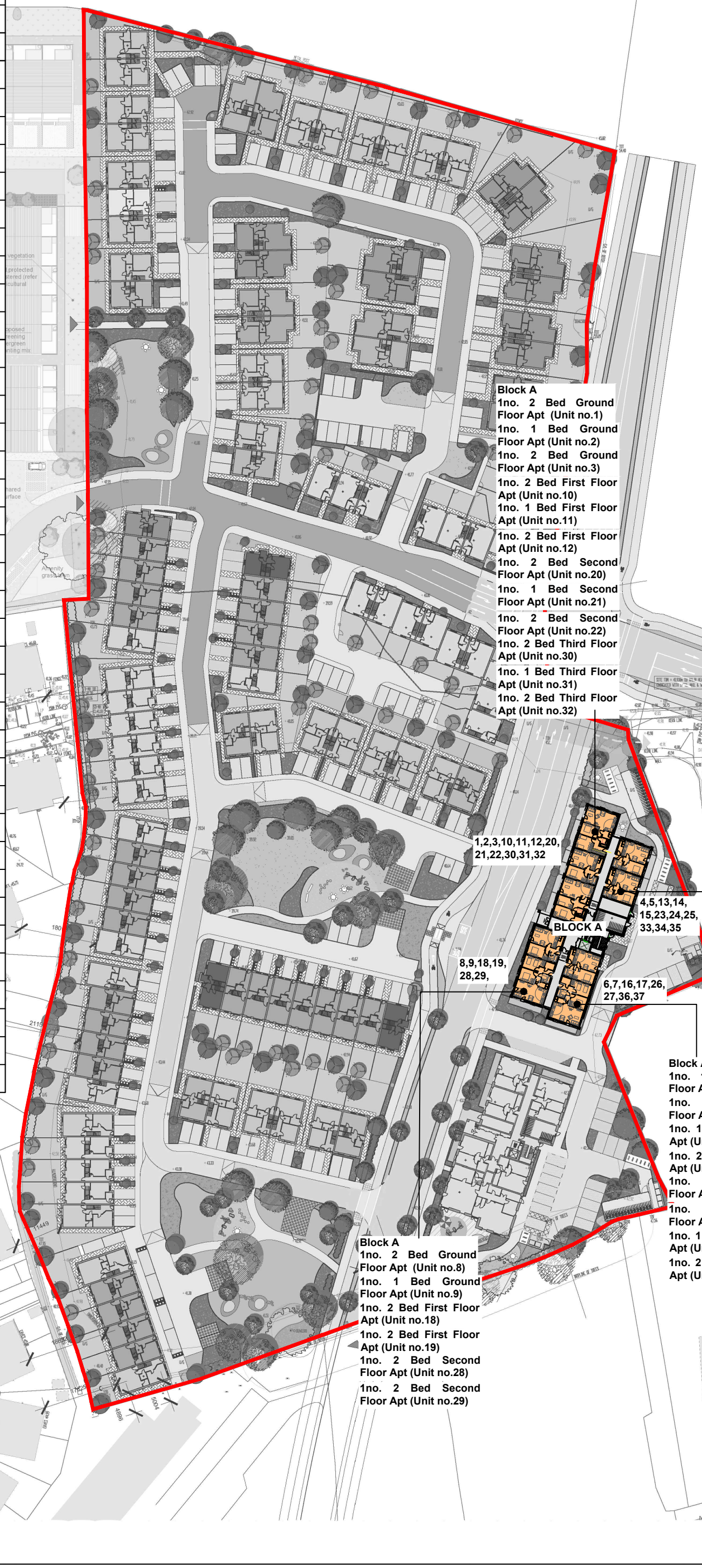
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[6] To be informed by site specific information - example based on Agricultural Land Value

PART V AGREEMENT UNIT LIST:

Unit No:	Block Type:
1	2 Bed Apt
2	1 Bed Apt
3	2 Bed Apt
4	1 Bed Apt
5	1 Bed Apt
6	1 Bed Apt
7	2 Bed Apt
8	2 Bed Apt
9	1 Bed Apt
10	2 Bed Apt
11	1 Bed Apt
12	2 Bed Apt
13	1 Bed Apt
14	1 Bed Apt
15	1 Bed Apt
16	1 Bed Apt
17	2 Bed Apt
18	2 Bed Apt
19	2 Bed Apt
20	2 Bed Apt
21	1 Bed Apt
22	2 Bed Apt
23	1 Bed Apt
24	1 Bed Apt
25	1 Bed Apt
26	1 Bed Apt
27	2 Bed Apt
28	2 Bed Apt
29	2 Bed Apt
30	2 Bed Apt
31	1 Bed Apt
32	2 Bed Apt
33	1 Bed Apt
34	1 Bed Apt
35	1 Bed Apt
36	1 Bed Apt
37	2 Bed Apt
Total Number of Units:	**37**



Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect 's Specification.
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Drawing Notes:

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Issues & Revisions			
Rev.	Date	Drwn	Details of Issue / Revision
P1-S-5	04.02.2026	IT	ISSUED FOR INFORMATION
P3-S-0	24.02.2026	KL	ISSUED FOR PLANNING
P3-S-0	18.05.2026	MP	ISSUED FOR INFORMATION
P3-S-0	09.07.2026	MP	ISSUED FOR INFORMATION
P3-S-0	14.09.2026	MP	ISSUED FOR PLANNING

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Ross-Park Ltd.

Project Details:
Mixed Use Development
@ Deer Park, Kilarney,
Co. Kerry

Drawing Title:
Proposed Part V Allocation

Job No.	Sheet Size:	Scale @A1:	Status	Purpose of Issue
P24-126C	A3_Portrait	1 : 1000	P3	Planning

Issue Date:	Drawn By:	Reviewed By:	Project - System - Spatial Zone - Level - Type - Originator - Role - Number	Revision
14/09/2026	MP	PM	DPK-06-SW-XXX-DR-RAU-AR-0100	P3-S-0

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