

# Part V Proposal

A Proposed Residential Development at Old Fort Road, Ballincollig, Cork.

April 2020



Prepared on behalf of  
O'Flynn Construction Co. Unlimited Company

# 1. Introduction

This Part V proposal accompanies a Strategic Housing Development planning application for a proposed Residential Development at Old Fort Road, Ballincollig, Cork, on behalf of O'Flynn Construction Co. Unlimited Company.

In summary, the development proposes to develop 123 no. residential units with associated ancillary development.

The principle of the transfer of a mix of unit types and sizes distributed in 'scattered clusters' throughout the development has been discussed with Cork City Council. The final mix of units, location of units, and transfer costs are to be agreed with the Council following any grant of planning permission, and prior to the commencement of development.

# 2. Project Description

The proposed development comprises of the construction of 123 no. residential units in 3 no. blocks which range in height from 3 to 6 storeys and comprising a mix of 1 & 2 bed apartments; 1 no. creche / childcare facility, internal residential amenity space and residents gym; the provision of landscaping and amenity areas including play/amenity areas at podium level; the provision of a set-down area, footpaths, cycle lane and table-top junction arrangement at the access to the development on the Old Fort Road; and all associated ancillary development to include pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin storage, plant, ESB Sub-station and bicycle, motorbike and car parking provided at ground and under-croft level.

# 3. Part V Proposal

The Part V proposal is for the transfer of 12 no. units, as detailed on Wilson Architecture drawings number 1921-PL-701 and illustrated in Figure 1. The breakdown of the units proposed for transfer and estimated costs per unit are as provided in Table 1.

Table 1 – Part V Unit Transfer

Unit	No. Bedrooms	Area m <sup>2</sup>	No.	Estimated Cost €
2B.01	2 beds	82.22	3	227,897
2B.05	2 beds	79.72	1	220,984
2B.07	2 beds	73.08	1	202,624
2B.09	2 beds	88.50	1	245,261
1B.01	1 bed	56.66	1	157,222
1B.02	1 bed	54.16	3	150,310
1B.03	1 bed	49.45	1	137,287
1B.09	1 bed	59.84	1	166,015
Totals			12	

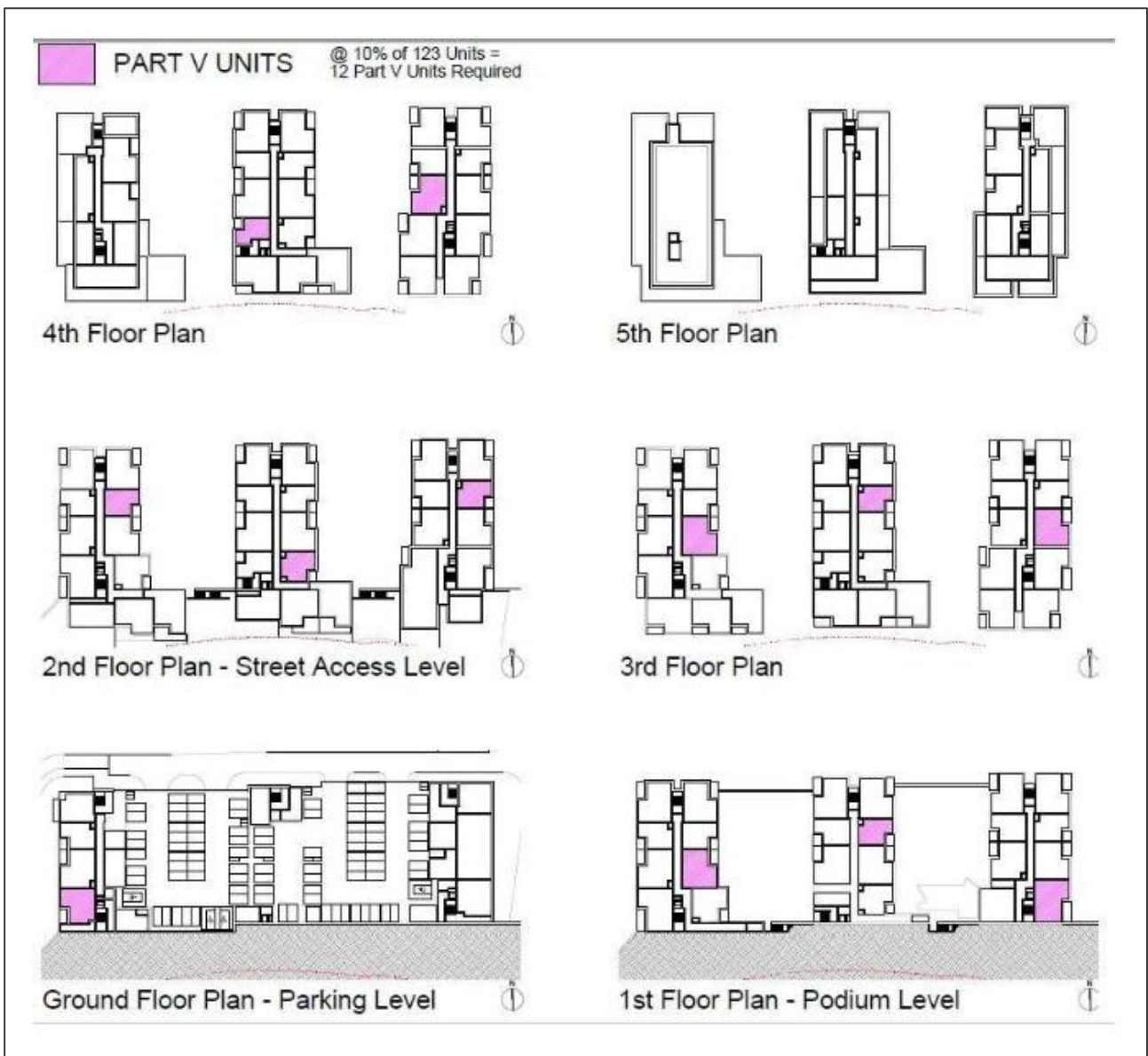


Fig. 1 Proposed Part V units.

Appendix 1 provides a summary of the cost estimates for each unit type. The costs are estimated based on industry cost standards. Final transfer costs will be agreed with Cork City Council, following any grant of planning permission, based on a measured Bill of Quantities for the site.

Drawings of the units to be transferred are provided within the planning application.

## 4. Summary

O'Flynn Construction Co. Unlimited Company. are applying for a Residential Development of 123 no. residential units with associated ancillary development.

The Part V proposal is for the transfer of 12 no. units (10% of the units), located in scattered clusters throughout the development. Estimated costs, based on industry cost standards, are provided for each unit. The final Part V agreement, including the mix, location and cost of units to be transferred is to be agreed with Cork City Council following any grant of planning permission, prior to commencement of development.

# Appendix 1

## Cost Estimates Per Unit Type

## Part V Costs Methodology

03/06/2020

Unit Type 1B.01

<b>House Cost Summaries - Apartments</b>	<b>sq m/ ha</b>
Average Apartment Size	56.66
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	73,658
Estimated Site Works & Servicing Costs per unit	30,568
<b>Sub Total</b>	<b>104,226</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>18,783</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>123,009</b>
Profit on construction costs, but not attributable development costs @ 15%	15,634
Apartment Cost (Ex VAT)	138,643
VAT@ 13.5%	18,024
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>156,666</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>157,222</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 1B.02

	sq m/ ha
<b>House Cost Summaries - Apartments</b>	
Average Apartment Size	54.16
No. of Units	3
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	70,408
Estimated Site Works & Servicing Costs per unit	29,219
<b>Sub Total</b>	<b>99,627</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>17,954</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>117,581</b>
Profit on construction costs, but not attributable development costs @ 15%	14,944
Apartment Cost (Ex VAT)	132,525
VAT@ 13.5%	17,228
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>149,754</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>150,310</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 1B.03

	sq m/ ha
<b>House Cost Summaries - Apartments</b>	
Average Apartment Size	49.45
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	64,285
Estimated Site Works & Servicing Costs per unit	26,678
<b>Sub Total</b>	<b>90,963</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>16,393</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>107,356</b>
Profit on construction costs, but not attributable development costs @15%	13,644
Apartment Cost (Ex VAT)	121,000
VAT@ 13.5%	15,730
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>136,730</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>137,287</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 1B.09

<b>House Cost Summaries - Apartments</b>	<b>sq m/ ha</b>
Average Apartment Size	59.84
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	77,792
Estimated Site Works & Servicing Costs per unit	32,284
<b>Sub Total</b>	<b>110,076</b>
<b>Attributable Development Costs</b> @ 25.5% of Apartment Construction Costs [4]	19,837
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>129,913</b>
Profit on construction costs, but not attributable development costs @15%	16,511
Apartment Cost (Ex VAT)	146,424
VAT@ 13.5%	19,035
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>165,459</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>166,015</u></b>



## Part V Costs Methodology

03/06/2020

Unit Type 2B.01

<b>House Cost Summaries - Apartments</b>	<b>sq m/ ha</b>
Average Apartment Size	82.22
No. of Units	3
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	106,886
Estimated Site Works & Servicing Costs per unit	44,358
<b>Sub Total</b>	<b>151,244</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>27,256</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>178,500</b>
Profit on construction costs, but not attributable development costs @15%	22,687
Apartment Cost (Ex VAT)	201,186
VAT@ 13.5%	26,154
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>227,340</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>227,897</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 2B.05

	sq m/ ha
<b>House Cost Summaries - Apartments</b>	
Average Apartment Size	79.72
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	103,636
Estimated Site Works & Servicing Costs per unit	43,009
<b>Sub Total</b>	<b>146,645</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>26,427</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>173,072</b>
Profit on construction costs, but not attributable development costs @15%	21,997
Apartment Cost (Ex VAT)	195,069
VAT@ 13.5%	25,359
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>220,428</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>220,984</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 2B.07

	sq m/ ha
<b>House Cost Summaries - Apartments</b>	
Average Apartment Size	73.08
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	95,004
Estimated Site Works & Servicing Costs per unit	39,427
<b>Sub Total</b>	<b>134,431</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>24,226</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>158,657</b>
Profit on construction costs, but not attributable development costs @15%	20,165
Apartment Cost (Ex VAT)	178,821
VAT@ 13.5%	23,247
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>202,068</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>202,624</u></b>

## Part V Costs Methodology

03/06/2020

Unit Type 2B.09

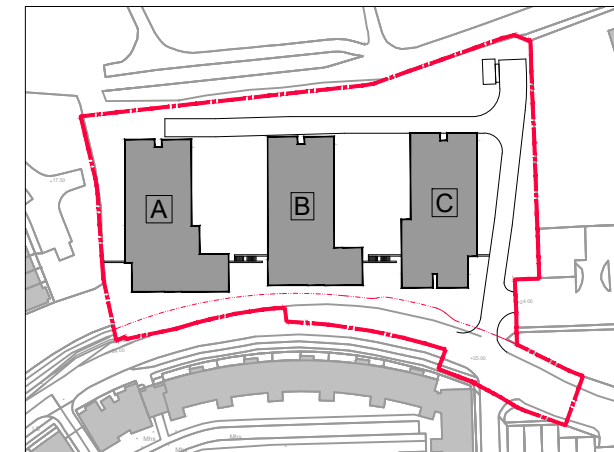
<b>House Cost Summaries - Apartments</b>	<b>sq m/ ha</b>
Average Apartment Size	88.5
No. of Units	1
Total No. of Units on site	123
Total Site Area	1.22
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,300
Site Works Cost (per sq m) [2]	539.5
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	115,050
Estimated Site Works & Servicing Costs per unit	47,746
<b>Sub Total</b>	<b>162,796</b>
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	<b>29,338</b>
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>192,134</b>
Profit on construction costs, but not attributable development costs @15%	24,419
Apartment Cost (Ex VAT)	216,553
VAT@ 13.5%	28,152
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>244,705</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	490
VAT on Land @ 13.5%	66.14780488
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>245,261</u></b>

NOTE: - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY  
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS  
 - ALL DIMENSIONS TO BE CHECKED ON SITE  
 - IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY

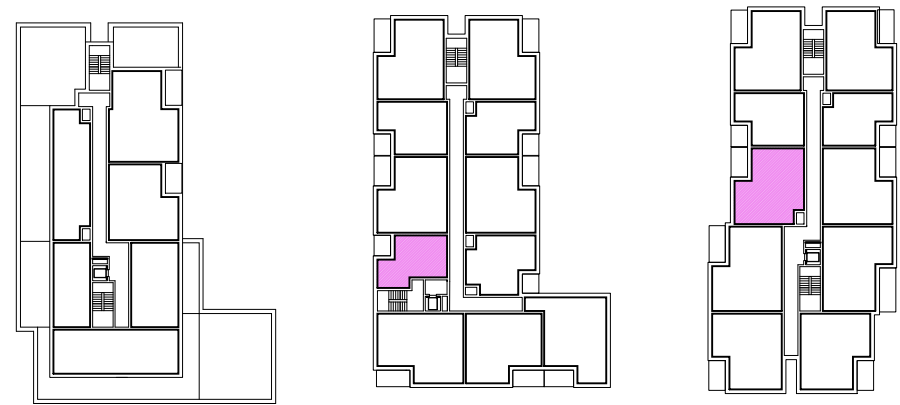
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A	2020/05	ISSUED FOR INFORMATION	PH	PH	PH

 **PART V UNITS**

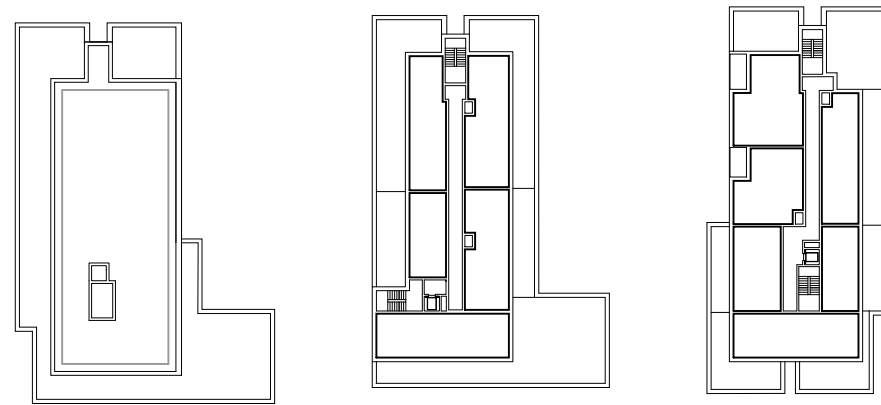
@ 10% of 121 Units =  
 12 Part V Units Required



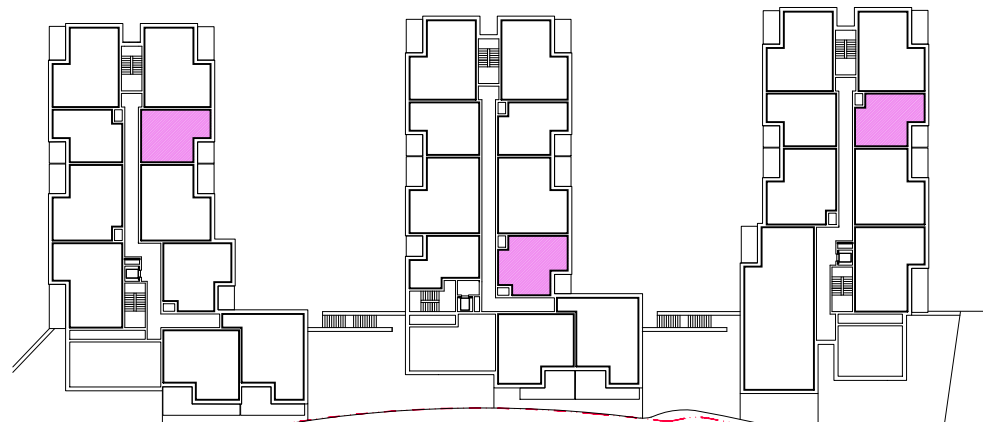
 **Key Plan**  
 Scale 1:2500@A3



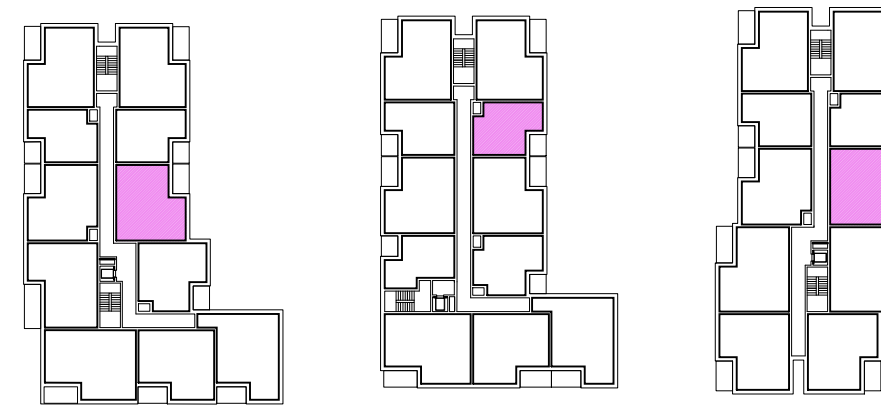
**4th Floor Plan**  
 Scale 1:1000@A3



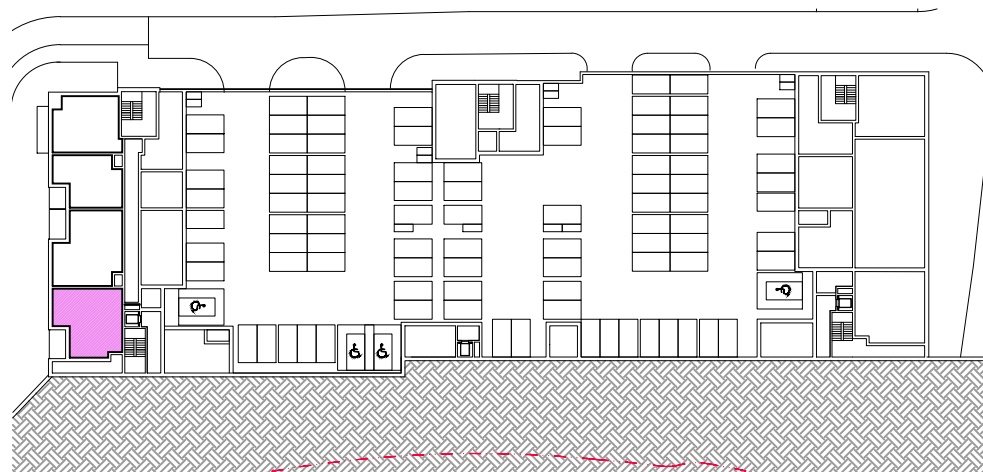
**5th Floor Plan**  
 Scale 1:1000@A3



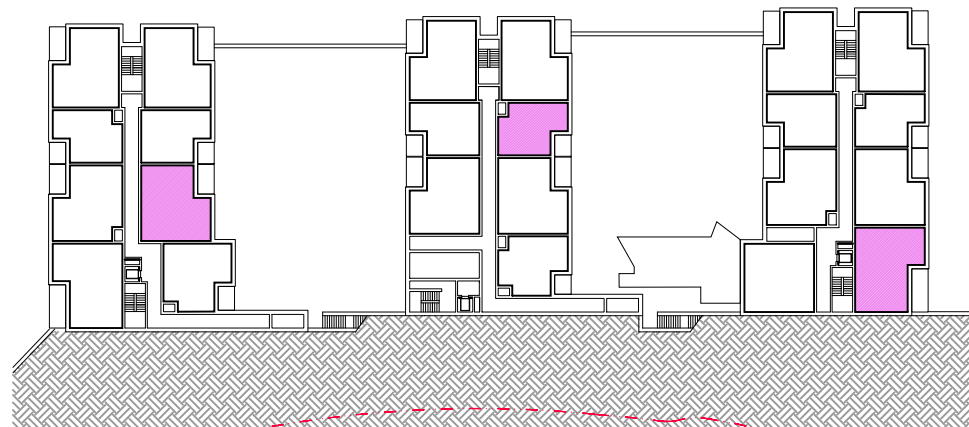
**2nd Floor Plan - Street Access Level**  
 Scale 1:1000@A3



**3rd Floor Plan**  
 Scale 1:1000@A3



**Ground Floor Plan - Parking Level**  
 Scale 1:1000@A3



**1st Floor Plan - Podium Level**  
 Scale 1:1000@A3



WILSON ARCHITECTURE



St Patrick's Place, Wellington Rd., Cork t: 353-21-4555255 e: info@wilsonarchitecture.ie  
 36 Pembroke Rd, Dublin 4 t: 353-1-6601866 w: www.wilsonarchitecture.ie

Apartment Development, Ballincollig, O'Flynn Construction				Part V Allocation Plans	
SCALE	DATE	DRAWN BY	CHECKED	REVISION NO.	DRAWING NO.
1:1000 @ A3	May 2020	RN	PH	-	1921 - PL - 701

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[1] This is based on cost range of Line Sight Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,340 to €1,710 per sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[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 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[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