

Part V Proposal

For proposed Mixed Use Residential Development at Cooney's Lane, Graigue (townland), Grange, Co. Cork.

October 2018



Prepared on behalf of
Westbrook Housing Company Ltd.

1. Introduction

This Part V proposal accompanies a Strategic Housing Development planning application for a proposed Mixed-Use Residential Development at Cooney's Lane, Graigue (townland), Grange, Co. Cork, on behalf of Westbrook Housing Company Ltd.

In summary, the development proposes to develop 251 no. residential units. In compliance with the requirement to transfer 10% of the development, 25 units are proposed for transfer, to include a mix of unit types and sizes.

The principle of the transfer of a mix of unit types and sizes distributed in 'scattered clusters' throughout the development has been agreed with Cork County 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 the construction of 251 no. residential units to include 176 no. dwellings houses (comprising a mix of 2, 3, 4 & 5 bed, detached, semi-detached & terraced/town houses); 75 no. apartments/duplexes (comprising a mix of 1, 2 & 3 bed duplexes/apartments in 10 no. 2-3 storey blocks) and 1 no. creche; the provision of landscaping and amenity areas to include a kick about area, a basketball court, playgrounds, an amenity walkway along the southern and eastern boundaries of the proposed development, pocket parks, localised seating areas, garden parks and footpaths and cycle lanes; and all associated ancillary development to include the re-alignment of Cooney's Lane to the west, traffic calming measures on Cooney's Lane and the Grange Road, lighting, drainage, boundary treatments, bicycle & car parking and bin storage.

3. Part V Proposal

The Part V proposal is for the transfer of 25 no. units, as detailed on Geraldine Coughlan's drawings number PL11 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 ²	Terraced	Semi-Detached	Apartments	No.	Estimated Cost €
A5	4 beds	110.0		2		2	262,951
B5	3 beds	92.2	14			14	221,121
Block E2	2 beds	84.8			6	6	203,731
Block E2	1 bed	56.4			3		136,992
Totals			14	2	9	25	



Fig. 1 Proposed Part V Layout.

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 County Council, following any grant of planning permission, based on a measured Bill of Quantities for the site.

Table 2 provides details of the number of units proposed for transfer, as highlighted on Geraldine Coughlan’s drawing number PL11, as per proposed phasing of the development. Proposed phasing of the overall development is detailed on Geraldine Coughlan’s drawings number

Table 2 – Part V Transfer: Phasing

Phase	Total Units	Part Transfer	V	% Transfer
1	71	8		11%
2	41	5		12%
3	57	3		5%
4	82	9		11%

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

4. Summary

Westbrook Housing Company Ltd. are applying for a Mixed-Use Residential Development of 251 no. dwellings, to be developed over 4 phases. The development consists of a mix of 176 no. houses and 75 no. duplexes/apartments.

The Part V proposal is for the transfer of 25 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 County Council following any grant of planning permission, prior to commencement of development.

Appendix 1

Cost Estimates Per Unit Type

Part V Costs Methodology

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House Cost Summaries - House Type A5

	sq m/ ha
House Cost Summaries	
Unit Size	110
No. of Units	2
Total No. of Units on site	251
Total Site Area	9.9
Assumed Costs	
Construction Cost (per sq m) [1]	1,100
Site Works & Indirect Site Cost (per sq m) [2]	456.50
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	121,000
Estimated External Works; Site Works & Indirect Site Costs per unit	50,215
Sub Total	171,215
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	30,855
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	202,070
Profit on construction costs, but not attributable development costs @15%	25,682
House (ex VAT)	229,701
VAT@ 13.5%	31,010
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	260,710
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,948
VAT on Land @13.5%	292
Overall House Cost , with VAT & EUV of Land	262,951

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for estate house (average 100sq m) is €1,100 to €1,400 per sq m; Cost range for apartments is €1,600 to €2,100 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

Part V Costs Methodology

24 October 2018

House Cost Summaries - House Type B5

	sq m/ ha
House Cost Summaries	
Unit Size	92.2
No. of Units	14
Total No. of Units on site	251
Total Site Area	9.9
Assumed Costs	
Construction Cost (per sq m) [1]	1,100
Site Works & Indirect Site Cost (per sq m) [2]	456.50
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	101,420
Estimated External Works; Site Works & Indirect Site Costs per unit	42,089
Sub Total	143,509
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	25,862
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	169,371
Profit on construction costs, but not attributable development costs @15%	21,526
House (ex VAT)	192,846
VAT@ 13.5%	26,034
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	218,880
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,948
VAT on Land @13.5%	292
Overall House Cost , with VAT & EUV of Land	221,121

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for estate house (average 100sq m) is €1,100 to €1,400 per sq m; Cost range for apartments is €1,600 to €2,100 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

Part V Costs Methodology

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House Cost Summaries - Block E2 - 1 bed Apartment

	sq m/ ha
House Cost Summaries	
Unit Size	56.4
No. of Units	3
Total No. of Units on site	251
Total Site Area	9.9
Assumed Costs	
Construction Cost (per sq m) [1]	1,100
Site Works & Indirect Site Cost (per sq m) [2]	456.50
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	62,040
Estimated External Works; Site Works & Indirect Site Costs per unit	25,747
Sub Total	87,787
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	15,820
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	103,607
Profit on construction costs, but not attributable development costs @15%	13,168
House (ex VAT)	118,723
VAT@ 13.5%	16,028
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	134,751
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,948
VAT on Land @13.5%	292
Overall House Cost , with VAT & EUV of Land	136,992

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for estate house (average 100sq m) is €1,100 to €1,400 per sq m; Cost range for apartments is €1,600 to €2,100 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)

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

Part V Costs Methodology

24 October 2018

House Cost Summaries - Block E2 - 2 bed Apartment

	sq m/ ha
House Cost Summaries	
Unit Size	84.8
No. of Units	6
Total No. of Units on site	251
Total Site Area	9.9
Assumed Costs	
Construction Cost (per sq m) [1]	1,100
Site Works & Indirect Site Cost (per sq m) [2]	456.50
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	93,280
Estimated External Works; Site Works & Indirect Site Costs per unit	38,711
Sub Total	131,991
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	23,786
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	155,778
Profit on construction costs, but not attributable development costs @15%	19,799
House (ex VAT)	177,525
VAT@ 13.5%	23,966
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	201,491
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,948
VAT on Land @13.5%	292
Overall House Cost , with VAT & EUV of Land	203,731

[1] This is based on cost range of Bruce Shaw Average Irish Construction Costs 2016. Cost range for estate house (average 100sq m) is €1,100 to €1,400 per sq m; Cost range for apartments is €1,600 to €2,100 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