

# Part V Proposal

For Development at Knockgriffin (Townland), Midleton,  
Co. Cork

on behalf of Havenfalls Limited

November 2022



# Document Control Sheet

<b>Client</b>	Havenfalls Limited	
<b>Project Title</b>	Waterrock LRD	
<b>Document Title</b>	Part V Proposal	
<b>Document Comprises</b>	<b>Volumes</b>	1
	<b>Pages</b> (Including Cover)	9
	<b>Appendices</b>	3
<b>Prepared by</b>	Andrea McAuliffe	
<b>Checked by</b>	Tom Halley	
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**CORK**

6 Joyce House  
Barrack Square  
Ballincollig  
Cork  
P31 YX97

T. +353 (0)21 420 8710

**DUBLIN**

Kreston House  
Arran Court  
Arran Quay  
Dublin 7  
D07 K271

T. +353 (0)1 676 6971

[www.mhplanning.ie](http://www.mhplanning.ie)

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# 1. Introduction

This Part V proposal accompanies a Large-scale Residential Development (LRD) planning application for a proposed residential development at Knockgriffin (Townland), Middleton, Co. Cork on behalf of Havenfalls Limited.

In summary, the development proposes to develop 330 no. residential units. In compliance with the requirement to transfer 10% of the development, 33 no. units are proposed for transfer, to include a mix of unit types and sizes.

As outlined in Appendix 2 of this Part V Proposal by BHK Solicitors, the site was acquired by the applicants Havenfalls Limited on April 17<sup>th</sup>, 2020, and is within the 10% Part V requirements timeframe (i.e. after September 1<sup>st</sup>, 2015 and before July 31<sup>st</sup>, 2021).

The principle of the transfer of a mix of unit types and sizes distributed in 'scattered clusters' throughout the development has been agreed in principle 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 will consist of the following:

A ten-year planning permission for the following Large-Scale Residential Development comprising the construction of 330 no. residential units (199 no. 3 and 4-bed dwelling houses and 131 no. 2 bed apartment units). The 131 no. apartments are arranged in 11 no. two-storey buildings, 4 no. three-storey buildings and 1 no. four-storey neighbourhood centre building which includes a creche, retail unit, medical centre, pharmacy and café at ground floor level. All associated ancillary development works including footpaths, pedestrian and cycle lanes, car and bicycle parking, drainage, bin storage, lighting, landscaping and amenity areas.

Access to the site will be via a new vehicular access point on to the permitted Services Link Corridor to be delivered under the Local Infrastructure Housing Activation Fund.

A Natura Impact Statement is submitted to the Planning Authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

## 3. Part V Proposal

The Part V proposal is for the transfer of 33 no. units as detailed on Martin Gittens Architects Dwg. No. 20/033LRD-S-153 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 Type	No. Bedrooms	Area m <sup>2</sup>	No.	Estimated Cost per unit €
Boffin Type Km	2 bed	81.8sqm	2	419,174
Boffin Type K	2 bed	81.8sqm	2	419,174
Boffin Type Lm	2 bed	86sqm	2	440,613
Boffin Type L	2 bed	86sqm	2	440,613
House Type DT	3 bed	100sqm	10	366,426
Apartment AM	2 bed	80sqm	3	409,985
Apartment CM	2 bed	80.1sqm	3	410,496
Apartment DM	2 bed	81.5sqm	3	417,642
Apartment EM	2 bed	78.6sqm	3	402,839
Apartment HM	2 bed	79.8sqm	1	408,964
Apartment IM	2 bed	90sqm	2	461,032

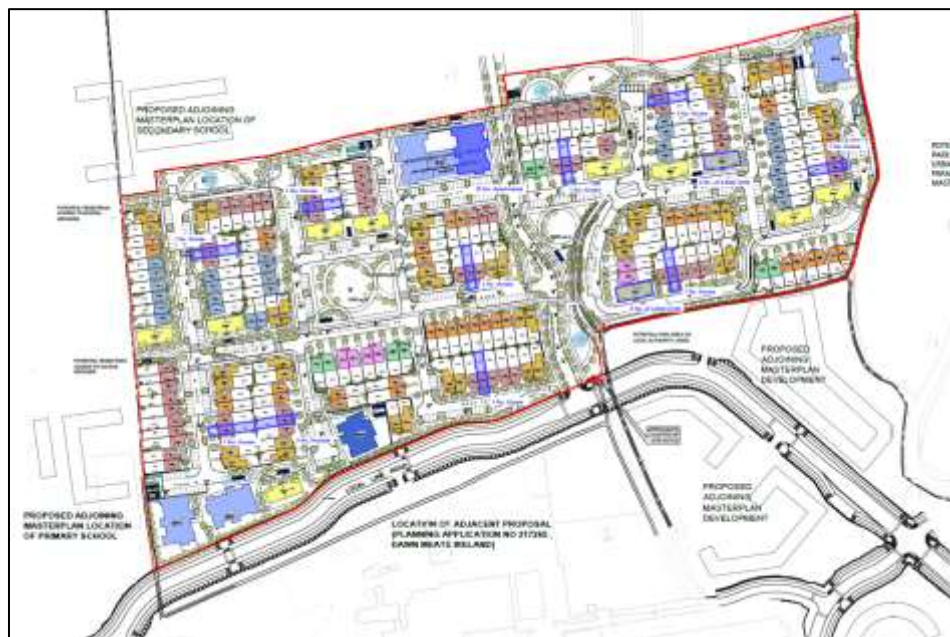


Figure 1 Part V Layout

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.

## 4. Appendix 1 – Part V Cost Estimates

**Part V Costs Methodology**  
4th November 2022

<b>House Cost Summaries - Apartment Boffin K(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	81.8
No. of Units	2
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	196,320
Estimated Site Works & Servicing Costs per unit	81,473
<b>Sub Total</b>	<b>277,793</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	50,062
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>327,854</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	41,669
Apartment Cost (Ex VAT)	369,523
VAT@ 13.5%	48,038
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>417,561</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>419,174</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Boffin K</b>	<b>sq m/ ha</b>
Average Apartment Size	81.8
No. of Units	2
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	196,320
Estimated Site Works & Servicing Costs per unit	81,473
<b>Sub Total</b>	<b>277,793</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	50,062
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>327,854</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	41,669
Apartment Cost (Ex VAT)	369,523
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VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>419,174</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Boffin L(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	86
No. of Units	2
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	206,400
Estimated Site Works & Servicing Costs per unit	85,656
<b>Sub Total</b>	<b>292,056</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	52,632
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>344,688</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	43,808
Apartment Cost (Ex VAT)	388,496
VAT@ 13.5%	50,505
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>439,001</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>440,613</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Boffin L</b>	<b>sq m/ ha</b>
Average Apartment Size	86
No. of Units	2
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	206,400
Estimated Site Works & Servicing Costs per unit	85,656
<b>Sub Total</b>	<b>292,056</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	52,632
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>344,688</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	43,808
Apartment Cost (Ex VAT)	388,496
VAT@ 13.5%	50,505
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>439,001</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>440,613</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

**House Cost Summaries - House Type Inisheer DT**

	sq m/ ha
<b>House Cost Summaries</b>	
Unit Size	100
No. of Units	10
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	1,700
Site Works & Indirect Site Cost (per sq m) [2]	705.50
Existing Use Value of land (per ha) [3]	49,400
	€
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost per unit	170,000
Estimated External Works; Site Works & Indirect Site Costs per unit	70,550
<b>Sub Total</b>	<b>240,550</b>
<b>Attributable Development Costs @ 25.5% of House Construction Costs [4]</b>	
	43,350
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>283,900</b>
Profit on construction costs, but not attributable development costs @15%	36,083
House (ex VAT)	321,403
VAT@ 13.5%	43,389
Total Cost (inc. VAT) but <b>excluding</b> Development Contributions / Local Authority Bonds [5]	<b>364,793</b>
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,421
VAT on Land @13.5%	213
Overall House Cost , with VAT & EUV of Land	<b>366,426</b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for estate house (average 100sq m) is €1,400 to €2,000 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

[7] The figures published are current market rates and do not allow for any future inflation

**Part V Costs Methodology**  
4th November 2022

<b>House Cost Summaries - Apartment Unit A(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	80
No. of Units	3
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	192,000
Estimated Site Works & Servicing Costs per unit	79,680
<b>Sub Total</b>	<b>271,680</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	48,960
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>320,640</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	40,752
Apartment Cost (Ex VAT)	361,392
VAT@ 13.5%	46,981
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>408,373</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>409,985</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Unit C(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	80.1
No. of Units	3
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	192,240
Estimated Site Works & Servicing Costs per unit	79,780
<b>Sub Total</b>	<b>272,020</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	49,021
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>321,041</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	40,803
Apartment Cost (Ex VAT)	361,844
VAT@ 13.5%	47,040
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>408,883</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>410,496</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Unit D(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	81.5
No. of Units	3
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	195,600
Estimated Site Works & Servicing Costs per unit	81,174
<b>Sub Total</b>	<b>276,774</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	49,878
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>326,652</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	41,516
Apartment Cost (Ex VAT)	368,168
VAT@ 13.5%	47,862
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>416,030</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>417,642</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Unit E(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	78.6
No. of Units	3
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	188,640
Estimated Site Works & Servicing Costs per unit	78,286
<b>Sub Total</b>	<b>266,926</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	48,103
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>315,029</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	40,039
Apartment Cost (Ex VAT)	355,068
VAT@ 13.5%	46,159
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>401,226</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>402,839</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Unit H(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	79.8
No. of Units	1
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	191,520
Estimated Site Works & Servicing Costs per unit	79,481
<b>Sub Total</b>	<b>271,001</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	48,838
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>319,838</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	40,650
Apartment Cost (Ex VAT)	360,489
VAT@ 13.5%	46,864
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>407,352</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>408,964</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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**  
4th November 2022

<b>House Cost Summaries - Apartment Unit I(M)</b>	<b>sq m/ ha</b>
Average Apartment Size	90
No. of Units	2
Total No. of Units on site	330
Total Site Area	9.49
<b>Assumed Costs</b>	
Construction Cost (per sq m) [1]	2,400
Site Works Cost (per sq m) [2]	996
Existing Use Value of land (per ha) [3]	49,400
	<b>€</b>
<b>Construction Costs</b> (excluding Construction Profit)	
Estimated Construction Cost as per unit	216,000
Estimated Site Works & Servicing Costs per unit	89,640
<b>Sub Total</b>	<b>305,640</b>
<hr/>	
<b>Attributable Development Costs @ 25.5% of Apartment Construction Costs [4]</b>	55,080
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
<b>Sub-total ex-VAT</b>	<b>360,720</b>
<hr/>	
Profit on construction costs, but not attributable development costs @15%	45,846
Apartment Cost (Ex VAT)	406,566
VAT@ 13.5%	52,854
<b>Total Cost (inc. VAT) but <b>excluding</b> Development Contributions &amp; LA Bonds [5]</b>	<b><u>459,420</u></b>
Average site Existing Use Value per unit (EUV)[6] Site Area / Total Units	1,421
VAT on Land @ 13.5%	191.7842727
<b>Overall Apartment Cost , incl. VAT &amp; EUV of Land, excluding Development Contributions &amp; LA Bonds</b>	<b><u>461,032</u></b>

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2022. Cost range for apartment is €2,200 to €2,600 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. 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

## 5. Appendix 2 – Contract of Sale

DX 2063 Cork

Tel: +353 (0)21 701 3700  
Fax: +353 (0)21 241 7270  
Email: info@bhk.ie  
Web: www.bhk.ie

Anrea McAuliffe,  
McCutcheon Halley  
Planning Consultants  
6, Joyce House,  
Barrack Square,  
Ballincollog,  
Co. Cork

Our ref.

Your ref.

24 October 2022

**Re: Our client – Havenfalls Limited  
Planning application relating to lands at Knockgriffin, Midleton, Co. Cork**

---

Dear Andrea,

I understand that you require confirmation of the date of purchase of the lands at Knockgriffin, Midleton by our Client, Havenfalls Limited.

I confirm that the lands were purchased pursuant to a contract for sale dated 17 April 2020. I am attaching a redacted copy of the contract.

Yours faithfully,



Patricia O'Brien  
**BHK Solicitors LLP**

**WARNING:**

IT IS RECOMMENDED THAT THE WITHIN SHOULD NOT BE COMPLETED WITHOUT PRIOR LEGAL ADVICE

**CONDITIONS OF SALE**  
**2019 EDITION**



PARTICULARS

and

CONDITIONS OF SALE

of

No. 25 acres at Knockgriffin, Midleton, Co. Cork

\*SALE BY PRIVATE TREATY

\*SALE BY AUCTION

to be held at

on the [●] day of [●], 20[●] at [●] o'clock

\*Auctioneer: Irish & European

\*Address: 23, South Mall, Cork

\* Delete as appropriate

Vendor: Paul Moore

Vendor's solicitor: Daniel N. Wall

Address: 45, Main Street, Midleton, Co. Cork

Reference: DW.Cc.5142

**SPOUSAL \*/ CIVIL PARTNER CONSENT** (\* delete as appropriate)

I, \_\_\_\_\_ being the spouse of the under-named Vendor hereby, for the purposes of Section 3 of the Family Home Protection Act 1976,\* / being the civil partner of the under-named Vendor hereby, for the purposes of Section 28 of the Civil Partnership and Certain Rights and Obligations of Cohabitants Act 2010, consent to the proposed sale of the Subject Property described in the within Particulars at the price mentioned below.

SIGNED by the said spouse \*/ civil partner  
in the presence of:

MEMORANDUM OF AGREEMENT made this 17 day of April 2020

BETWEEN

**Paul Moore** of Knockgriffin, Midleton, Co. Cork

of

Tax number 

4	2	0	0	3	4	3	0
---	---	---	---	---	---	---	---

Tax number 

--	--	--	--	--	--	--	--

Tax type \_\_\_\_\_

Tax type \_\_\_\_\_

(“Vendor”)

Nominated Email Address of Vendor’s solicitor pobrien@bhk.ie

**AND Havenfalls Limited** having its registered office at Ballylusky, Drangan, Thurles, Co. Tipperary

of

Tax number 

--	--	--	--	--	--	--	--

Tax number 

--	--	--	--	--	--	--	--

Tax type \_\_\_\_\_

Tax type \_\_\_\_\_

(“Purchaser”)

Nominated Email Address of Purchaser’s solicitor  
.....

whereby it is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the annexed Special and General Conditions of Sale the Subject Property described in the within Particulars at the Purchase Price mentioned below.


REMINDER  
Where appropriate, Vendor should insert an appropriate VAT Special Condition 3

Purchase Price €See special conditions Closing Date: See special conditions

less deposit €50,000 Interest Rate: 6% per cent per annum

Balance €See special conditions

SIGNED   
**Havenfalls Limited**  
**(Purchaser)**

SIGNED   
**Paul Moore**  
**(Vendor)**

Witness 

Witness 

Occupation DIRECTOR

Occupation Daniel N. Wall  
Solicitor

Address DRANGAN, THURLES, TIPPERARY

Address Midleton, Co. Cork.

(For  
sale  
by  
auction)

As stakeholder I/we acknowledge receipt of bank draft/cheque for € \_\_\_\_\_ in respect of deposit.

SIGNED \_\_\_\_\_

**PARTICULARS AND TENURE**

ALL THAT AND THOSE part of the lands in the townland of Knockgriffin, Barony of Imokilly and County of Cork more particularly outlined in red on map 1 attached hereto comprising circa 25 acres or thereabouts being part of the lands comprised in Folio CK93624F and all of the lands comprised in Folio CK135137F.

HELD

Local Property Tax (LPT) property ID number (where applicable) .....





## 6. Appendix 3 – Agreement in Principle in relation to Part V

# Comhairle Contae Chorcaí Cork County Council

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 • Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
County Hall,  
Cork T12 R2NC, Ireland.  
Tel: (021) 4276891 • Fax: (021) 4276321  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



Richard Holohan  
Clancy Homes  
Drangan  
Thurles  
Tipperary

3<sup>rd</sup> October 2022

**Re: Development at WaterRock, Midleton, Co. Cork  
Clancy Homes Ltd**

---

A Chara,

I refer to the above.

I wish to confirm that an agreement in principle has been reached to satisfy the Part V condition attached to the above development.

This agreement is subject to costings being agreed.

Mise le meas,

Richard Keating,  
Senior Executive Officer,  
Cork County Council.  
Property Section,  
Floor 11,  
Co. Hall.  
Tel: (021) 4285 447  
E-mail: [richard.keating@corkcoco.ie](mailto:richard.keating@corkcoco.ie)

