



COAKLEY O'NEILL  
town planning

# Part V Proposal

Prepared in July 2025 on behalf of  
**Homeland Projects Ltd.**

Coakley O'Neill Town Planning Ltd.

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## Document Control Sheet

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1	Final	17 <sup>th</sup> July 2025	RH	DC	

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## 1.0 INTRODUCTION

- 1.1 Homeland Projects Ltd., intend to seek planning permission for the development of a Large Scale Residential Development at a site at the Ross Road, Killarney, County Kerry.
- 1.2 The proposed development will consist of a largescale residential development (LRD), comprising of 134no. residential dwellings as follows: 65no. houses consisting of 10no. 4-bed dwellings and 55no 3-bed dwellings; 51no. townhouses consisting of 32no. 3-bed units and 19no. 2-bed units; and 18no. apartments consisting of 12no. 2-bed units and 6no. 1-bed units.
- 1.3 The proposed development is located within the settlement boundary of the village of Killarney, County Kerry and is zoned for the development of residential dwellings.

## 2.0 PART V PROPOSAL

- 2.0 The proposed development comprises the development of 134no. residential units which are subject to Part V compliance under this planning application, the details of which are outlined below:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
House A1	4 Bed	134	6
House A2	4 Bed	136.5	2
House B1	3 Bed	115.3	36
House B2	3 Bed	104.4	11
House B3	3 Bed	119.6	2
House B4	3 Bed	108.6	1
House C1	3 Bed	115.8	4
House C2	3 Bed	115.8	1
Townhouse D1	3 Bed	109.8	23
Townhouse D2	3 Bed	109.8	8
Townhouse D3	3 Bed	113.3	1
Townhouse E1	2 Bed	80.2	19
House F2	4 Bed	126.8	1
House G	4 Bed	272.8	1
Apartment H1	2 Bed	71.9	6
Apartment H2	1 Bed	61.6	6
Apartment H3	2 Bed	69.4	6

- 2.1 The applicant proposes to provide 27no. dwelling units to the Planning Authority to satisfy they 20% Part V allocation. The breakdown of this proposal is as follows:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
Townhouse D1	3 Bed	109.8	2
Townhouse D2	3 Bed	109.8	2

Townhouse D3	3 Bed	113.3	1
Townhouse E1	2 Bed	80.2	4
Apartment H1	2 Bed	71.9	6
Apartment H2	1 Bed	61.6	6
Apartment H3	2 Bed	69.4	6

- 2.2 This provides for 27no. units across unit sizes and typologies across the wider site. Providing 18.5% 3-beds, 60% 2-beds and 21.5% 1-beds.
- 2.3 Plans, sections and elevations of these units have been prepared by Deady Gahan Architects and accompany this submission. The locations of these units have been identified in Drawing No. 24096/P/007 – Proposed Part V Allocation, prepared Deady Gahan Architects. This is enclosed in Appendix 1 of this report.
- 2.4 A Part V Costing has been undertaken for the unit type proposed based on drawings and reports issued by the Design Team. This methodology is set out Appendix 2.
- 2.5 This proposal fully meets with the requirements of Article 22(2)(e) of the Planning and Development Regulations, 2001, as amended.

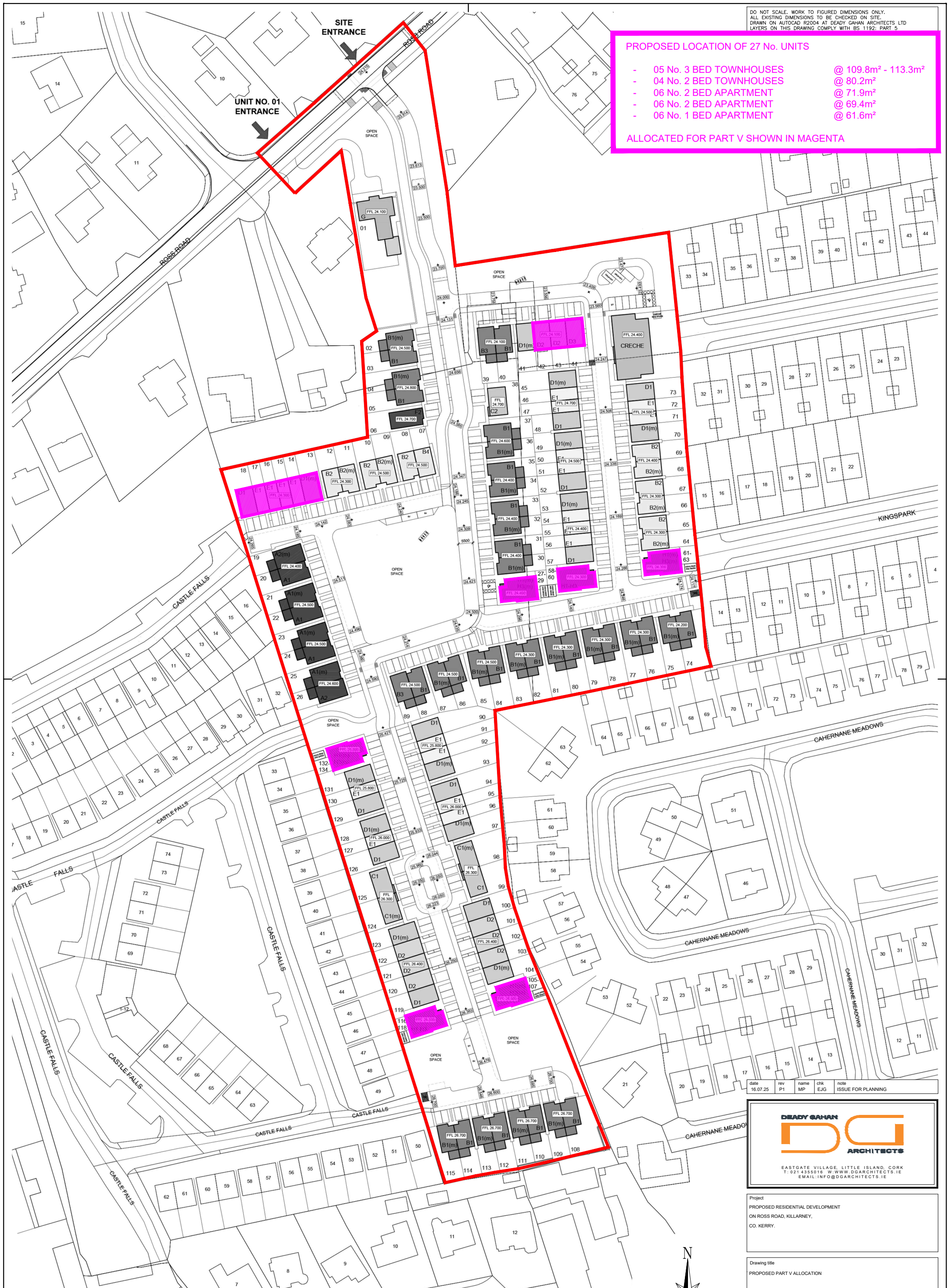
## Appendix 1 – Part V Layout

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

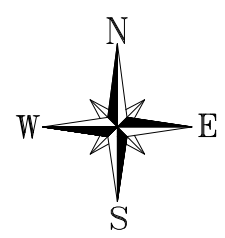
**PROPOSED LOCATION OF 27 No. UNITS**

- 05 No. 3 BED TOWNHOUSES @ 109.8m<sup>2</sup> - 113.3m<sup>2</sup>
- 04 No. 2 BED TOWNHOUSES @ 80.2m<sup>2</sup>
- 06 No. 2 BED APARTMENT @ 71.9m<sup>2</sup>
- 06 No. 2 BED APARTMENT @ 69.4m<sup>2</sup>
- 06 No. 1 BED APARTMENT @ 61.6m<sup>2</sup>

**ALLOCATED FOR PART V SHOWN IN MAGENTA**



**PROPOSED PART V ALLOCATION**  
 SCALE 1:1250 @ A3



date	rev	name	chk	note
16.07.25	P1	MP	EJG	ISSUE FOR PLANNING

**DEADY GAHAN ARCHITECTS**

EASTGATE VILLAGE, LITTLE ISLAND, CORK  
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 EMAIL: INFO@DGARCHITECTS.IE

Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 ON ROSS ROAD, KILLARNEY,  
 CO. KERRY.

Drawing title  
 PROPOSED PART V ALLOCATION

Scale	Drawn	Checked	Date
1:1250 @ A3	MP	EJG	16.07.25
Project No.	Dwg. No.	Revision	
24096	24096/P/007	P1	

<input type="checkbox"/> Information / Comments	<input type="checkbox"/> Tender
<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Construction

## Appendix 2 – Part V Costings



Homeland  
**RESIDENTIAL DEVELOPMENT AT ROSS ROAD, KILLARNEY**  
 Part V Costs 31st March 2025

Type	Type D1	Type D2	Type D3	Type E1	Type H1	Type H2	Type H3
No. Units	2 units	2 units	1 units	4 units	6 units	6 units	6 units
Typology	Townhouse	Townhouse	Townhouse	Townhouse	Apartment	Apartment	Apartment
Area (sqm)	109.8 sqm	109.8 sqm	113.3 sqm	80.2 sqm	71.9 sqm	61.6 sqm	69.4 sqm
<b>PART A : Land Cost Based on Existing Use Site Value</b>							
<i>Land cost TBC by land valuation from valuer</i>	€ 6,000.00	€ 6,000.00	€ 6,000.00	€ 6,000.00	€ 6,000.00	€ 6,000.00	€ 6,000.00
<b>PART B : Construction Costs</b>							
Building costs	€ 198,189.00	€ 198,189.00	€ 204,506.50	€ 144,761.00	€ 186,940.00	€ 160,160.00	€ 180,440.00
External Works and Site Development Costs	€ 54,790.20	€ 54,790.20	€ 56,536.70	€ 40,019.80	€ 39,545.00	€ 33,880.00	€ 38,170.00
Preliminaries	€ 25,297.92	€ 25,297.92	€ 26,104.32	€ 18,478.08	€ 22,648.50	€ 19,404.00	€ 21,861.00
<b>PART C : Builders Profit on Construction Costs</b>							
Builders Profit @ 10%	€ 27,827.71	€ 27,827.71	€ 28,714.75	€ 20,325.89	€ 24,913.35	€ 21,344.40	€ 24,047.10
<b>PART D : Development Costs</b>							
Design Team Fees @ 8% of Construction Costs	€ 22,262.17	€ 22,262.17	€ 22,971.80	€ 16,260.71	€ 19,930.68	€ 17,075.52	€ 19,237.68
Planning Application Fees	€ 65.00	€ 65.00	€ 65.00	€ 65.00	€ 65.00	€ 65.00	€ 65.00
Legal & Accountancy Fees @ 1.5% of Construction Costs	€ 4,174.16	€ 4,174.16	€ 4,307.21	€ 3,048.88	€ 3,737.00	€ 3,201.66	€ 3,607.07
Irish Water Contributions	€ 7,000.00	€ 7,000.00	€ 7,000.00	€ 7,000.00	€ 7,000.00	€ 7,000.00	€ 7,000.00
Utility Contributions	€ 3,000.00	€ 3,000.00	€ 3,000.00	€ 3,000.00	€ 3,000.00	€ 3,000.00	€ 3,000.00
Homebond	€ 875.00	€ 875.00	€ 875.00	€ 875.00	€ 875.00	€ 875.00	€ 875.00
Planning Contributions	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Finance Costs @ 10% of Construction Costs	€ 30,610.48	€ 30,610.48	€ 31,586.23	€ 22,358.48	€ 27,404.69	€ 23,478.84	€ 26,451.81
<b>PART E : VAT</b>							
VAT @ 13.5%	€ 51,312.37	€ 51,312.37	€ 52,875.11	€ 38,096.03	€ 46,177.99	€ 39,890.40	€ 44,651.88
<b>TOTAL COST PER UNIT</b>	€ 431,404.01	€ 431,404.01	€ 444,542.63	€ 320,288.87	€ 388,237.21	€ 335,374.82	€ 375,406.53
<b>OVERALL TOTAL COST INCL VAT</b>	<b>€ 862,808.03</b>	<b>€ 862,808.03</b>	<b>€ 444,542.63</b>	<b>€ 1,281,155.49</b>	<b>€ 2,329,423.27</b>	<b>€ 2,012,248.90</b>	<b>€ 2,252,439.20</b>

**€ 10,045,425.54**