



COAKLEY O'NEILL
town planning

Part V Proposal

Large-Scale Residential Development at
Pope's Hill, Cork

Prepared in March 2026 on behalf of
Pontorac Limited

Coakley O'Neill Town Planning Ltd.

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1.0 INTRODUCTION

- 1.1 Pontorac Limited seek planning permission for the development of of a new residential neighbourhood on lands at Pope's Hill, Pope's Road, Cork.
- 1.2 The proposal submitted seeks permission for an LRD of 104no. residential units. In accordance with the requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021, 20% of residential units are required to meet the requirements of Part V. The following is the applicants' proposal to comply with same.
- 1.3 The Planning Authority is asked to acknowledge that the proposal is, at this stage in the development process, indicative only and is intended to provide a reasonable estimate of the costs and values of the selected Part V residential units based on construction costs and values at the time of the planning application.
- 1.4 The Planning Authority are also asked to note that the information set out herein is for the purposes of facilitating the making of a planning application and will ultimately be subject to final and formal agreement with the Planning Authority at post planning stage, should planning permission be forthcoming.
- 1.5 The proposed development will comprise of the construction of 104no. residential units as follows:
- 1.6 Without prejudice to the above, it is proposed to provide 20% of future permitted units (21no.) on site under order to comply with Part V. The units proposed comprise the following:

Accommodation Type	Number	% Mix
Houses		
2 bed house	1	4.76%
3 bed house	1	4.76%
Duplexes		
3 Bed Duplex	10	47.61%
Apartments		
1 bed – 2 Person	7	33.33%
2 bed – 4 Person	2	9.52%
Total	21	100%

- 1.7 A Part V Costs Methodology has been undertaken for each unit type proposed based on drawings and reports issued by the Design Team. This methodology is set out below. The locations of these units are set out in Appendix 1 of this report.

2.0 PART V COSTING METHODOLOGY

Block A	
1 Bedroom Apartment (Units 15 & 17) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581
No. of Units Proposed	2
Average House Size	60.4
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€135,900
Estimated External Works: Site Works & Indirect Site Costs per unit	€21,140
Sub-total	€157,040
Other Costs	
Attributable Development Costs (22.5%)	€30,578
Profit on construction costs, but not attributable development costs (15%)	€20,385
Sub-Total (Ex-VAT)	€50,963
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€209,228
VAT@ 13.5%	€28,246
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€237,474

Block A	
3 Bed Duplex (Units 14 & 16) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	2
Average Duplex Size	155sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€348,750
Estimated External Works: Site Works & Indirect Site Costs per unit	€54,250
Sub-total	€403,000
Other Costs	
Attributable Development Costs (22.5%)	€78,469
Profit on construction costs, but not attributable development costs (15%)	€52,313
Sub-Total (Ex-VAT)	€130,781
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€535,007
VAT@ 13.5%	€72,226
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€607,223

Block F	
2 Bedroom Apartment (Units 39 & 41) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	2
Average Apartment Size	101.7sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€228,825
Estimated External Works: Site Works & Indirect Site Costs per unit	€35,595
Sub-total	€264,420
Other Costs	
Attributable Development Costs (22.5%)	€51,486
Profit on construction costs, but not attributable development costs (15%)	€34,324
Sub-Total (Ex-VAT)	€85,809
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€351,455
VAT@ 13.5%	€47,446
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€398,902

Block F	
3 Bedroom Duplex (Units 38 & 40) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	2
Average Duplex Size	155.7sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€350,325
Estimated External Works: Site Works & Indirect Site Costs per unit	€54,495
Sub-total	€404,820
Other Costs	
Attributable Development Costs (22.5%)	€78,823
Profit on construction costs, but not attributable development costs (15%)	€52,549
Sub-Total (Ex-VAT)	€131,372
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€537,418
VAT@ 13.5%	€72,551
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€609,969

Block G	
1 Bedroom Apartment (Units 52, 54, 56) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	3
Average Apartment Size	107.6sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€129,375
Estimated External Works: Site Works & Indirect Site Costs per unit	€20,125
Sub-total	€149,500
Other Costs	
Attributable Development Costs (22.5%)	€29,109
Profit on construction costs, but not attributable development costs (15%)	€19,406
Sub-Total (Ex-VAT)	€48,516
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€199,242
VAT@ 13.5%	€26,898
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€226,139

Block G	
3 Bedroom Split Level House (Unit 50) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	1
Average House Size	118.9sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€267,525
Estimated External Works: Site Works & Indirect Site Costs per unit	€41,615
Sub-total	€309,140
Other Costs	
Attributable Development Costs (22.5%)	€60,193
Profit on construction costs, but not attributable development costs (15%)	€40,129
Sub-Total (Ex-VAT)	€100,322
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€410,688
VAT@ 13.5%	€55,443
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€466,131

Block G	
3 Bedroom Duplex (Unit 51) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	1
Average Duplex Size	115.3sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€259,425
Estimated External Works: Site Works & Indirect Site Costs per unit	€40,355
Sub-total	€299,780
Other Costs	
Attributable Development Costs (22.5%)	€58,371
Profit on construction costs, but not attributable development costs (15%)	€38,914
Sub-Total (Ex-VAT)	€97,284
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€398,290
VAT@ 13.5%	€53,769
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€452,060

Block G	
3 Bedroom Duplex (Unit 53, 55 & 57) – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	1
Average Duplex Size	113.1sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€254,475
Estimated External Works: Site Works & Indirect Site Costs per unit	€39,585
Sub-total	€294,060
Other Costs	
Attributable Development Costs (22.5%)	€57,257
Profit on construction costs, but not attributable development costs (15%)	€38,171
Sub-Total (Ex-VAT)	€95,428
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€390,714
VAT@ 13.5%	€52,746
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€443,461

Block J	
2 Bedroom House – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	1
Average House Size	87.3sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€196,425
Estimated External Works: Site Works & Indirect Site Costs per unit	€30,555
Sub-total	€226,980
Other Costs	
Attributable Development Costs (22.5%)	€44,196
Profit on construction costs, but not attributable development costs (15%)	€29,464
Sub-Total (Ex-VAT)	€73,659
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€301,865
VAT@ 13.5%	€40,752
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€342,617

Block K	
2 Bedroom House – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	2
Average House Size	57.6sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€129,600
Estimated External Works: Site Works & Indirect Site Costs per unit	€20,160
Sub-total	€149,760
Other Costs	
Attributable Development Costs (22.5%)	€29,160
Profit on construction costs, but not attributable development costs (15%)	€19,440
Sub-Total (Ex-VAT)	€48,600
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€199,586
VAT@ 13.5%	€26,944
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€226,530

Block K	
2 Bedroom House – Indicative Cost Summary	Measure
Unit Type	
Total No. of Units in Scheme	104
Total Site Area	2.581ha
No. of Units Proposed	2
Average House Size	113sqm
Average Assumed Costs	
Construction Cost (per sqm)	€2,250
Site Works and Indirect Site Cost (per sqm)	€350
Existing Use Value of land (per ha)	€49,400
Average Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	€254,250
Estimated External Works: Site Works & Indirect Site Costs per unit	€39,550
Sub-total	€293,800
Other Costs	
Attributable Development Costs (22.5%)	€57,206
Profit on construction costs, but not attributable development costs (15%)	€38,138
Sub-Total (Ex-VAT)	€95,344
Site Existing Use Value Per Unit (EUV) Site Area/Total Units	€1,226
Unit & Land Cost - (Ex VAT)	€390,370
VAT@ 13.5%	€52,700
Total Cost (Inc. VAT but excluding Development Contributions / Local Authority Bonds)	€443,070

Appendix 1 – Part V Unit Plan

