



Part V Proposal

Proposed Strategic Housing Development at Cartrontroiy,
Kilnafaddoge, Lissywollen and Ardnaglug (townlands), Athlone, Co.
Westmeath

Client: Avenir Homes Limited

January 2022

Connecting people.
Connecting places.

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01. Part V Provision

The subject lands are subdivided into two separate land ownerships. The majority of the lands are in the ownership of the applicant (Avenir Homes Limited). Avenir Homes Limited purchased these lands subsequent to 1st of September 2015. A portion of the lands to the south-west of the site are in the ownership of the Housing Agency and were purchased on the 27th of February 2014, before the 1st of September 2015. In accordance with guidance contained in Circular 28/2021 and requirements under Part V of the Planning and Development Act 2000, as amended and the Affordable Housing Act 2021 it is considered that.

- 10% Part V provision is required for the northern parcel and
- 20% Part V provision is required for the south-western parcel.

As 82 no. units are proposed in the northern parcel, this reflects a Part V requirement of 8 no. units (10%) while in the south-western parcel as 40 no. residential units are proposed, this reflects a Part V requirement of 8 no. units (20%). In total 16 no. residential units are proposed to satisfy the proposed developments Part V requirements as detailed in figure 1.1.

Henry J Lyons							
BUILDING TYPE	FLOOR / LEVEL						TOTAL
	0	1	2	3	4	5	
RESIDENTIAL (APARTMENTS)							
Apartment Block R1							
One Bed	1	3	2				6
Two Bed	3	5	2				10
Total R1							16
Total Part 5 Apartment Units							
							16
Apartments Unit Mix							
Total One Beds	6						37.5%
Total Two Beds	10						62.5%

Unit No.	Classification	Type	Unit Size m2
Ground Floor			
Apartment			
R1.00.01	2 Bed (4 person)	2A	83
R1.00.02	1 Bed	1A	50
R1.00.03	2 Bed (4 person)	2A	83
R1.00.04	2 Bed (4 person)	2A	83
First Floor			
Apartment			
R1.01.01	2 Bed (4 person)	2A	83
R1.01.02	1 Bed	1A	50
R1.01.03	2 Bed (4 person)	2B	87
R1.01.04	1 Bed	1A	50
R1.01.05	2 Bed (4 person)	2A	83
R1.01.06	2 Bed (4 person)	2A	83
R1.01.07	1 Bed	1A	50
R1.01.08	2 Bed (4 person)	2A	83
Second Floor			
Apartment			
R1.02.05	2 Bed (4 person)	2A	83
R1.02.06	1 Bed	2A	83
R1.02.04	2 Bed (4 person)	1A	50
R1.02.07	1 Bed	1A	50
TOTAL			1134

Figure 1.1 Part V units – Schedule of Accommodation

A Part V Costs & Methodology is outlined below and attached is a map identifying the units which the applicants propose to transfer. The subject units are identified on the accompanying Part V Site Layout Plan prepared by Henry J Lyons Architects.

Avenir Homes Limited – Part V Residential Costs & Methodology – January 2022

sq m/ ha

1 Bedroom Apartment Cost Summary - Apartment Type 1A

Apartment Size	50
No. of Units	6
Total No. of Units on site	122
Total Site Area	4.1

Assumed Costs

Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400

€

Construction Costs (excluding Construction Profit)

Estimated Construction Cost as per unit	125,000
Estimated Site Works & Servicing Costs per unit	14,500
Sub Total	139,500

Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]

28,125

Design Team Fees

Legal & Estate Agents Fees

Marketing Costs

Other Costs (specify)

Profit on construction costs, but not attributable development costs @15% 20,925

Sub-total ex-VAT 49,050

Site Cost per unit (existing use value[4]) Site Area / Units 1,660

Apartment & Land Cost - (Ex VAT) 190,210

VAT@ 13.5% 25,678

Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5] 217,549

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, 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 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and 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

Avenir Homes Limited – Part V Residential Costs & Methodology – January 2022

2 Bedroom Apartment Cost Summary - Apartment Type 2A	sq m/ ha
Apartment Size	83
No. of Units	9
Total No. of Units on site	122
Total Site Area	4.1
Assumed Costs	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	207,500
Estimated Site Works & Servicing Costs per unit	24,070
Sub Total	231,570
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	
Design Team Fees	46,688
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	34,736
Sub-total ex-VAT	81,423
Site Cost per unit (existing use value[4]) Site Area / Units	1,660
Apartment & Land Cost - (Ex VAT)	314,653
VAT@ 13.5%	42,478
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	358,792

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, 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 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and 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

Avenir Homes Limited – Part V Residential Costs & Methodology – January 2022

	sq m/ ha
2 Bedroom Apartment Cost Summary - Apartment Type 2B	
Apartment Size	87
No. of Units	1
Total No. of Units on site	122
Total Site Area	4.1
Assumed Costs	
Construction Cost (per sq m) [1]	2,500
Site Works Cost (per sq m)	290
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost as per unit	217,500
Estimated Site Works & Servicing Costs per unit	25,230
Sub Total	242,730
Attributable Development Costs @ 22.5% of Apartment Construction Costs [4]	48,938
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	36,410
Sub-total ex-VAT	85,347
Site Cost per unit (existing use value[4]) Site Area / Units	1,660
Apartment & Land Cost - (Ex VAT)	329,737
VAT@ 13.5%	44,515
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	375,912

[1] This is based on cost range of RIAI Average Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,250 to €1,600 per sq m; Cost range for apartments is €1,800 to €2,500 per sq m.

[2] Based on an assumption of 45% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, 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 22.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, July 2014, prepared by Walsh Associates. **(Includes:** Marketing Costs; Legal & Sale fees; Site & Building Finance costs; and 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

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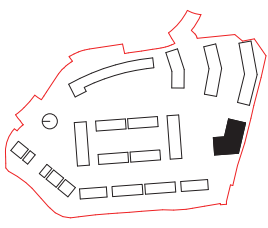
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1.1 CA PLANS

GROUND FLOOR PLAN - Block R1

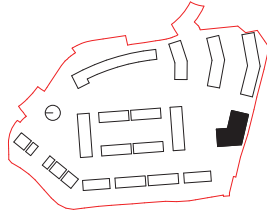


INDICATES PROPOSED
PART 5 UNIT



1.1 CA PLANS

First Floor Plan - Block R1

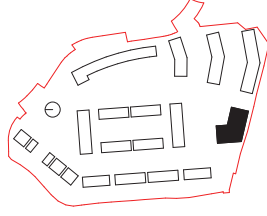
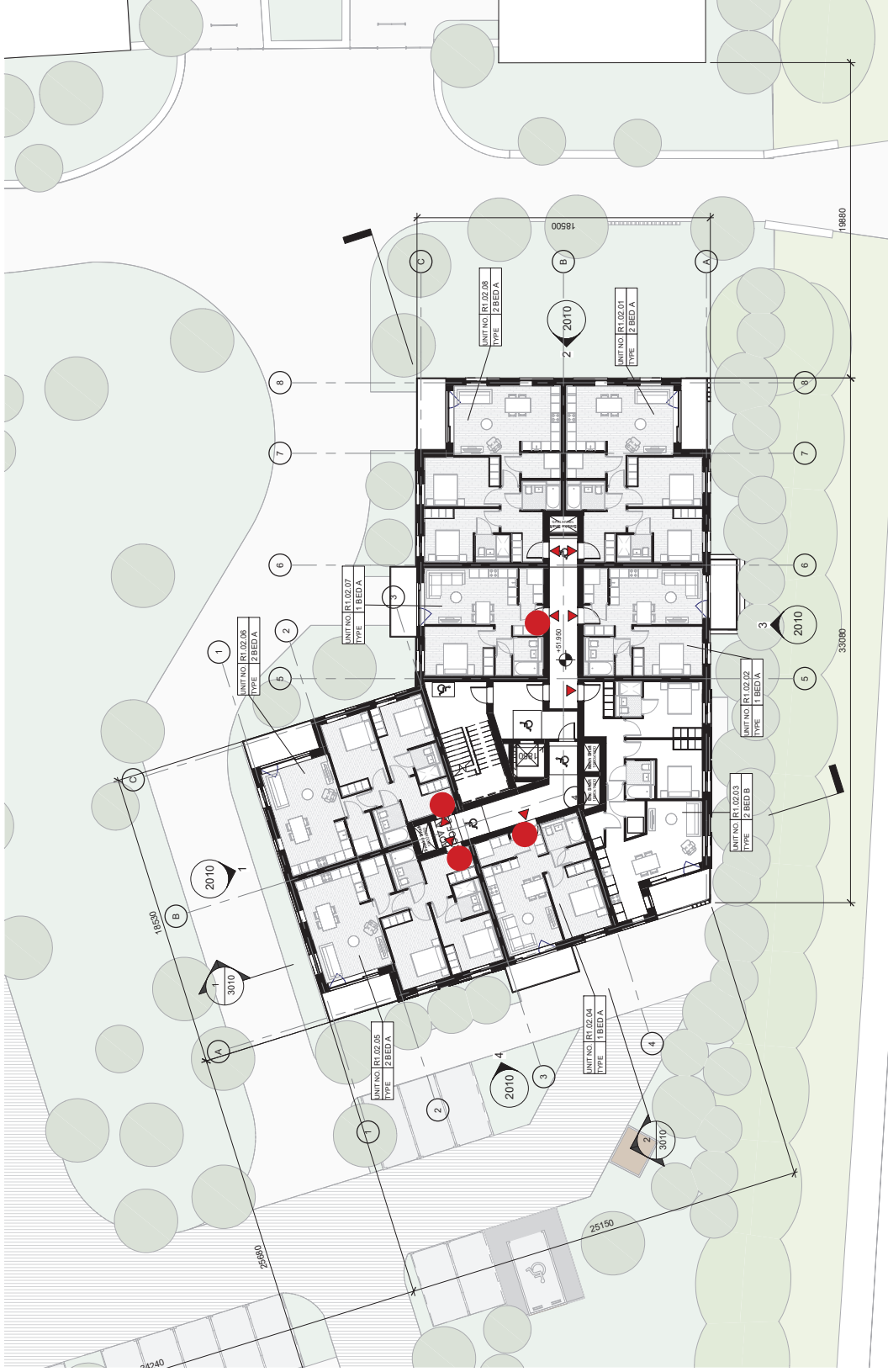


INDICATES PROPOSED
PART 5 UNIT



1.1 CA PLANS

Second Floor Plan - Block R1



INDICATES PROPOSED
PART 5 UNIT

