



PART V COSTS & METHODOLOGY

In respect of
LANDS AT BALLYKEERAN AND CORNAMADDY, ATHLONE

Prepared by
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On behalf of
BALLYMORE STATION WALK LIMITED

AUGUST 2026

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1 INTRODUCTION

- 1.1 The Affordable Housing Act 2021 amended section 96 of the Planning and Development Act 2000 (as amended), which now specifies a mandatory Part V requirement of 20% of the land or the equivalent net monetary value. Also after July 31st 2026 all planning permissions for residential developments will have a 20% Part V requirement, regardless of when the land was purchased.
- 1.2 In summary the lands therefore require a 20% contribution is required for Part V compliance.
- 1.3 Under the proposed LRD application the applicants propose to fulfill their Part obligations through building and transfer of the housing units to either the Planning Authority, an Approved Housing Body (AHB) or persons nominated by the authority.
- 1.4 In terms of project design and to be in accordance with relevant planning policy as per the Westmeath County Development Plan and the wider national policy context the design rationale has been several fold:
- to achieve required density in accordance with national planning policy there is a need for the proposed 35 units per hectare; this has required the provision of apartments/duplexes as proposed;
 - the unit mix and size has been selected to be in accordance with and reflective of the demographic and house-hold mix of the area;
 - the site layout has been configured to provide a high-quality residential environment;
 - the provision of part V units has been selected to ensure inclusivity and variety;
 - the need for both social and affordable housing units in the area and how this can be delivered via both small clusters with a mix of units also.
- 1.5 In summary the financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process.
- 1.6 We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent (a) upon receipt of a final grant of permission and (b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

2 PART V PROPOSAL

- 2.1 With a scheme of 130 units incorporated in phase one the Part V requirement at 20% equates to 26 units.
- 2.2 The 26 units to be provided to either the Planning Authority, an Approved Housing Body (AHB) or persons nominated by the authority are highlighted on the attached Part V drawings.
- 2.3 In terms of phasing and delivery the unit allocation are broadly split equally across the site and also allocated to provide a mix of unit types for demographic mix.

3 BREAKDOWN OF UNITS

3.1 The proposals below (and as per attached Part V allocation sheet prepared by Howells Architects are the applicant's initial Part V proposal, and they remain willing to engage with the Council or an AHB in coming to a mutual agreement on the best way to discharge Part V obligations.

3.2 In terms of unit mix the attached proposals include for a total of 28 units comprising:

- 4no. 3bed duplex apartment units
- 8no. 2bed duplex apartment units
- 12no. 1bed duplex apartment units

3.3 As part of the LRD planning application the following unit mix is proposed for Part V.

Total Units	Unit Type & Block	Description	Phase	Cost Per Unit
4no.	Duplex 3bed First Floor	3bed,5person (124.4sq.m)	One	€491.291
8no.	Duplex 2bed Ground Floor	2bed,4person (89sq.m)	One	€398.389
12no.	Triplex 1bed round, First & Second Floor	1bed,2person (54.5sq..m)	One	€336,401

Table 1 Part V Summary unit mix & costings

3.4 Finally we emphasis that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time.

3.5 The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs cannot be arrived at until after planning permission has been secured, current site value and construction costs are known as is provided for under the Planning & Development Act 2000, as amended, and as per the Guidelines 'Part V of the Planning and Development Act 2000 (January 2017).

2.3 Planning application

When the planning application is made, it must be accompanied by the developer's proposals for complying with Part V. This matter was the subject of a detailed guidance Circular issued on 30 November 2015, *Circular PL 10/2015 and Housing 36/2015*.

The proposal is not required to be overly detailed but must contain:

- how the applicant intends to discharge his/her Part V obligation as regards a selection of a preferred option from the options available under the Act;
- details in relation to the units or land to be provided; and
- indicative costs.

Appendix 1

Costings per unit Type

Project Name: Ballykeeran Gardens, Athlone			
Item		Rate/ Percentage	T1 1 Bed GF Triplex
Unit Type Floor Area in sq. m (1bed, 2person)		-	54.50
Number of Units			1
Build/ Construction Costs			
	Demolition Works / Site Clearance		€2,500
	External Works		€19,500
	Site Development		€37,500
	Abnormal Works		€25,000
	Substructure and superstructure APARTMENTS		€139,498
	Other Construction Works		inc
	Construction Contractor' Margin		inc
	Construction Subtotal		€223,998
	Construction VAT		€30,240
	Total Building/ Construction Costs		€254,238
Site Costs (including VAT where appropriate)			
	Site Costs		€20,865
	Total Site Costs		€20,865
Other Costs (including VAT where appropriate)			
	Construction Bond Cost		
	Development Finance Cost		€14,000
	Professional Fees (Technical, etc)		€18,000
	Legal Fees including conveyancing, development agreements, etc		€5,079
	Utility Connections - ESB ONLY		€1,200
	Defects Indemnity (e.g. Homebond or other)		€1,500
	Development Contributions (Admin on IW)		€5,500
	Planning Levies		inc
	Financing Costs		inc
	Total Other Costs		€45,279
Subtotal of Build costs, site cost, other costs			
	Subtotal Costs per unit		€320,382
Developer's Margin			
	Developer Profit/Project Fee @ xx% profit on Construction cost	5%	€16,019
Total Cost per unit to Westmeath County Council			
			€336,401

Project Name: Ballykeeran Gardens, Athlone			
Item	Rate/ Percentage	D1 Duplex 2 Bed GF	
Unit Type Floor Area in sq. m (2bed, 4person)		-	89.00
Number of Units		1	
Build/ Construction Costs			
	Demolition Works / Site Clearance		€2,500
	External Works		€19,500
	Site Development		€37,500
	Abnormal Works		€25,000
	Substructure and superstructure APARTMENTS		€188,680
	Other Construction Works		inc
	Construction Contractor' Margin		inc
	Construction Subtotal		€273,180
	Construction VAT		€36,879
	Total Building/ Construction Costs		€310,059
Site Costs (including VAT where appropriate)			
	Site Costs		€20,865
	Total Site Costs		€20,865
Other Costs (including VAT where appropriate)			
	Construction Bond Cost		
	Development Finance Cost		€14,000
	Professional Fees (Technical, etc)		€18,000
	Legal Fees including conveyancing, development agreements, etc		€8,294
	Utility Connections - ESB ONLY		€1,200
	Defects Indemnity (e.g. Homebond or other)		€1,500
	Development Contributions (Admin on IW)		€5,500
	Planning Levies		inc
	Financing Costs		inc
	Total Other Costs		€48,494
Subtotal of Build costs, site cost, other costs			
	Subtotal Costs per unit		€379,418
Developer's Margin			
	Developer Profit/Project Fee @ xx% profit on Construction cost	5%	€18,971
Total Cost per unit to Westmeath County Council			€398,389

Project Name: Ballykeeran Gardens, Athlone			
Item	Rate/ Percentage	D1 Duplex 3 Bed	
Unit Type Floor Area in sq. m (3bed, 5person)	-	124.40	
Number of Units		1	
Build/ Construction Costs			
Demolition Works / Site Clearance			€2,500
External Works			€19,500
Site Development			€37,500
Abnormal Works			€25,000
Substructure and superstructure APARTMENTS			€263,728
Other Construction Works			inc
Construction Contractor' Margin			inc
Construction Subtotal			€348,228
Construction VAT			€47,011
Total Building/ Construction Costs			€395,239
Site Costs (including VAT where appropriate)			€0
Site Costs			€20,865
Total Site Costs			€20,865
Other Costs (including VAT where appropriate)			
Construction Bond Cost			
Development Finance Cost			€14,000
Professional Fees (Technical, etc)			€18,000
Legal Fees including conveyancing, development agreements, etc			€11,593
Utility Connections - <u>ESB ONLY</u>			€1,200
Defects Indemnity (e.g. Homebond or other)			€1,500
Development Contributions (<u>Admin on IW</u>)			€5,500
Planning Levies			inc
Financing Costs			inc
Total Other Costs			€51,793
Subtotal of Build costs, site cost, other costs			
Subtotal Costs per unit			€467,897
Developer's Margin			
Developer Profit/Project Fee @ xx% profit on Construction cost	5%		€23,395
Total Cost per unit to Westmeath County Council			€491,292

Appendix 2

Part V Unit Location-Site Layout

Notes & Key:
Dimensions are not to be scaled from on this document. Notify
Howells of discrepancies affecting the information shown. This
drawing is copyright of Howells, the trading name of Glenn Howells
Architects Limited.

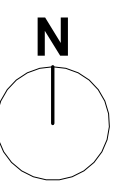
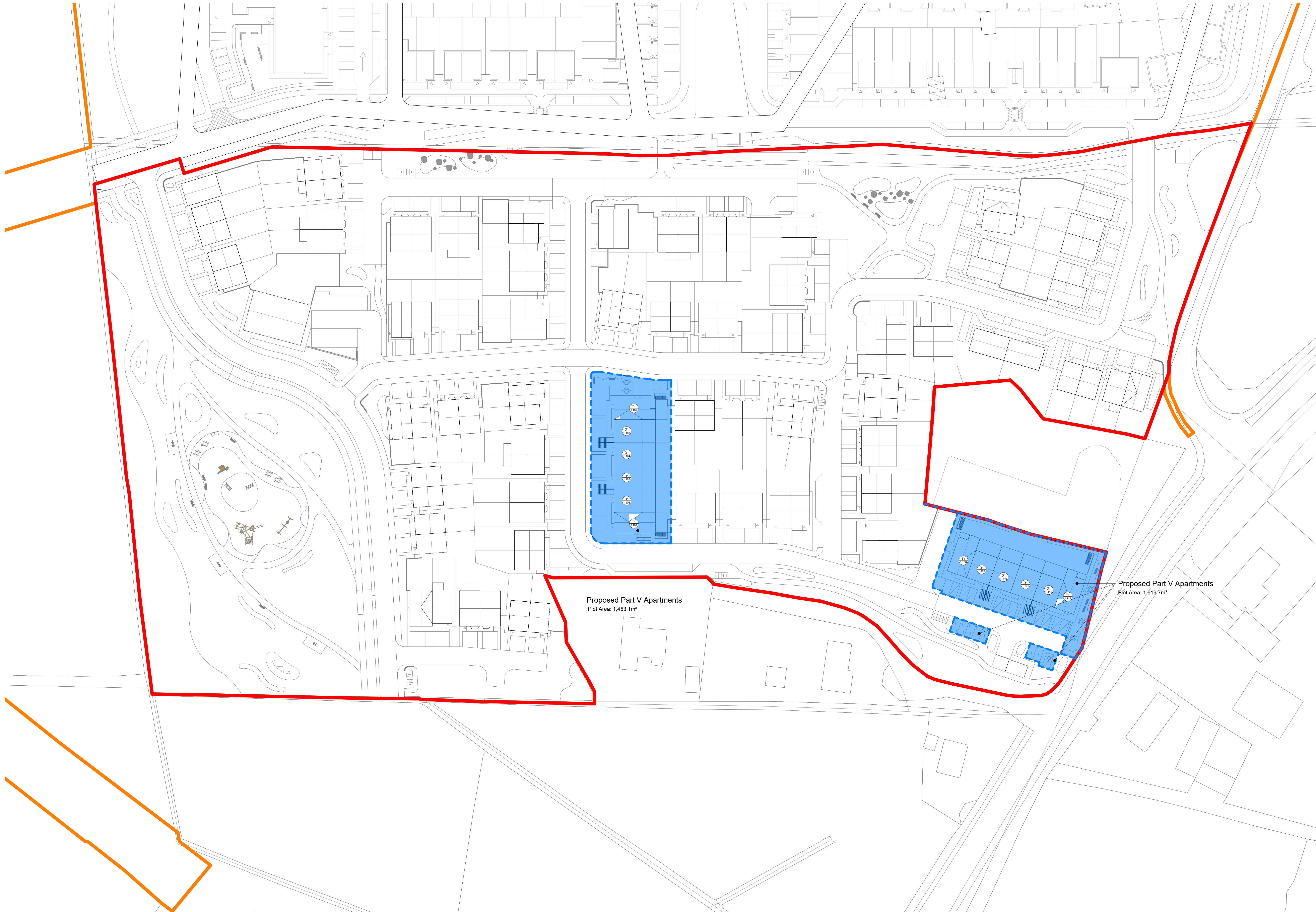
Key

Boundary of lands subject to this
application

Overall Permitted Masterplan

Proposed Part V Homes

Total Part V Plot Area : 3,072.8m²



0m 5m 12.5m 25m 37.5m 50m @ 1:500

Location:

Status:

PLANNING ISSUE

Revision History:

P01 Issued for Planning

Checked: DM

SJ

Project & Client:
Ballykeeran Gardens, Cornamaddy working with
Ballymore Lands Ltd.

File Title: Scale: As indicated @A0

Site Layout - Proposed Part V

File ID:
2650-HWS-P1-ZZ-D-A-10034

Revision:
P01