PART V COSTS & METHODOLOGY

In respect of

LANDS AT LISDARAN

CAVAN

Prepared by

GENESIS PLANNING CONSULTANTS

On behalf of

LISDARAN DEVELOPMENTS

OCTOBER 2025

Office UK: Dean Swift Building, Armagh Business Park,
Hamiltonsbawn Road, Armagh, BT60 1HW
Email: info@genesisplanning.co.uk

Tel: (+44) 28 30493 001
Tel: (+353) 45 571 682

GENESIS
PLANNING
CONSULTANTS

TABLE OF CONTENTS **PAGE**

1 INTRODUCTION

1.1 Part V Section 96 of the Planning and development Act 2000 (as amended) applies to this application. New provisions relating to Part V under the Urban Regeneration and Housing Act 2015 were formally enacted on 1st September 2015.

1.2 In addition to the above, Section 3 of the Housing Circular 28/2021 on Affordable Housing Section 2021- Amendments to Part V of the Planning and Development Act 2000 states that:

'The increase in the Part V contribution from 'up to 10% for social housing purposes to a mandatory 20%, of which at least half must be for social housing purposes and the balance can be applied to affordable and/or cost rental housing purposes, will immediately affect only new grants of planning permission in respect of sites purchased before 1st September 2015 or after 31st July 2021.'

1.3 In summary the lands were acquired outside these dates therefore a 20% contribution is required for Part V compliance.

1.4 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.

1.5 In terms of project design and to be in accordance with relevant planning policy as per the Cavan County Development Plan 2022-2028 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 density 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.

1.6 In summary the financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

1.7 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 109 units the Part V requirement at 20% equates to 22 units.

2.2 The 22 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 Michael Fitzpatrick 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 22 units comprising:

-14no. 2bed duplex units
-8no. 1bed duplex 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
6no.	Unit Type D2	Type D3 2bed,4person (92-92.3sq.m)	Two	€337,847.51
8no.	Unit Type D5	Type D5 2bed,4person (93.6sq.m)	Two	€337,847.51
8no.	Unit Type D4	Type D4 1bed,2person (92-92.3sq.m)	Two	€274,071.86

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).

GENESIS
PLANNING
CONSULTANTS

Appendix 1

Costings per unit Type

PART V COSTS BREAKDOWN			
SITE ADDRESS: Lisdaran, Cavan			
DEVELOPER: Lisdaran Developments Ltd			
TOTAL NO. OF UNITS: 109			
TOTAL NO. OF PART V UNITS: 20%= 22 units			
Unit Type D2 - 2bed 4 person - 6no. Units		**DATE**	**August '25**
Ground Floor Area in square metres			92-92.3
Substructures (excluding abnormal works)	per unit		€ 12,900.00
Superstructures	per unit		€ 185,000.00
External works	per unit		€ 15,000.00
BASIC UNIT SUB TOTAL			**€ 212,900.00**
Site development works	per unit		€ 8,000.00
Abnormal Site Development Works	per unit		
Attenuation tank	per unit		€ 2,000.00
Piling	per unit		€ 10,000.00
Site development works and Abnormal Site Development Works			**€ 20,000.00**
CONSTRUCTION WORK SUBTOTAL	per unit		€ 232,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION		10.00%	€ 23,290.00
Construction Work Total Including All Profit			**€ 256,190.00**
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management			€ 9,000.00
Sewerage & Water Contributions			€ 5,089.00
Finance costs (€211,900 x 11%)			€ 23,309.00
Legal expenses			€ 1,500.00
Homebond Cover			€ 825.00
Planning fees and commencement notices			€ 100.00
Archaeological investigation			€ -
Provisional BER and Final BER			€ 400.00
SUB TOTAL			**€ 296,413.00**
Site cost (at Existing Use Value)			€ 1,250.00
TOTAL EXCLUDING VAT			€ 297,663.00
VAT		0.135	€ 40,184.51
TOTAL COST			**€ 337,847.51**

PART V COSTS BREAKDOWN			
SITE ADDRESS: Lisdaran, Cavan			
DEVELOPER: Lisdaran Developments Ltd			
TOTAL NO. OF UNITS: 109			
TOTAL NO. OF PART V UNITS: 20%= 22 units			
Unit Type D5 - 2bed 4 person - 8no. Units		**DATE**	**August '25**
Ground Floor Area in square metres			93.6
Substructures (excluding abnormal works)	per unit		€ 12,900.00
Superstructures	per unit		€ 185,000.00
External works	per unit		€ 15,000.00
BASIC UNIT SUB TOTAL			**€ 212,900.00**
Site development works	per unit		€ 8,000.00
Abnormal Site Development Works	per unit		
Attenuation tank	per unit		€ 2,000.00
Piling	per unit		€ 10,000.00
Site development works and Abnormal Site Development Works			**€ 20,000.00**
CONSTRUCTION WORK SUBTOTAL	per unit		€ 232,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION		10.00%	€ 23,290.00
Construction Work Total Including All Profit			**€ 256,190.00**
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management			€ 9,000.00
Sewerage & Water Contributions			€ 5,089.00
Finance costs (€211,900 x 11%)			€ 23,309.00
Legal expenses			€ 1,500.00
Homebond Cover			€ 825.00
Planning fees and commencement notices			€ 100.00
Archaeological investigation			€ -
Provisional BER and Final BER			€ 400.00
SUB TOTAL			**€ 296,413.00**
Site cost (at Existing Use Value)			€ 1,250.00
TOTAL EXCLUDING VAT			€ 297,663.00
VAT		0.135	€ 40,184.51
TOTAL COST			**€ 337,847.51**

PART V COSTS BREAKDOWN			
SITE ADDRESS: Lisdaran, Cavan			
DEVELOPER: Lisdaran Developments Ltd			
TOTAL NO. OF UNITS: 109			
TOTAL NO. OF PART V UNITS: 20%= 22 units			
Unit Type D4 - 1 bedroom - 8no.units		**DATE**	**August '25**
Ground Floor Area in square metres			92-92.3
Substructures (excluding abnormal works)	per unit		€ 12,900.00
Superstructures	per unit		€ 160,000.00
External works	per unit		€ 15,000.00
BASIC UNIT SUB TOTAL			**€ 187,900.00**
Site development works	per unit		€ 8,000.00
Abnormal Site Development Works	per unit		
Attenuation tank	per unit		€ 2,000.00
Piling	per unit		€ 10,000.00
Site development works and Abnormal Site Development Works			**€ 20,000.00**
CONSTRUCTION WORK SUBTOTAL	per unit		€ 180,000.00
CONTRACTOR'S PROFIT ON CONSTRUCTION		12.00%	€ 20,000.00
Construction Work Total Including All Profit			**€ 200,000.00**
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management			€ 9,000.00
Sewerage & Water Contributions			€ 5,089.00
Finance costs (€211,900 x 11%)			€ 23,309.00
Legal expenses			€ 1,500.00
Homebond Cover			€ 825.00
Planning fees and commencement notices			€ 100.00
Archaeological investigation			€ -
Provisional BER and Final BER			€ 400.00
SUB TOTAL			**€ 240,223.00**
Site cost (at Existing Use Value)			€ 1,250.00
TOTAL EXCLUDING VAT			€ 241,473.00
VAT		0.135	€ 32,598.86
TOTAL COST			**€ 274,071.86**