

Kerry County Council
Planning Department
Rathass,
Tralee,
Co. Kerry

Date: 31st July 2026

**RE: PART V PROPOSAL TO ACCOMPANY A LARGE SCALE RESIDENTIAL DEVELOPMENT
PLANNING APPLICATION IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT ON
LANDS AT ARDSHANAVOOLY, KILLARNEY, CO. KERRY**

Dear Sir/Madam,

Introduction

On behalf of our client, Wrightwood Development Ltd, we hereby submit a Part V proposal to accompany a Large Scale Residential Development planning application for a proposed residential development at Ardshanavooly, Killarney, Co. Kerry.

It is noted that other units in the scheme (i.e. units not being offered up to comply with the 20% requirement under Part V) have been designed to comply with the affordable housing scheme criteria. These units may be offered in addition to the 20% requirement under Part V.

Basis and Legislative Context

The above referenced planning application includes 123 no. residential units.

Set out herein is the proposal for compliance with Section 96 of the Planning and Development Act 2000, as amended.

Due regard has also been had regard to Circular PL 10/2015 and Housing Circular 36/2015, and Circular Letter 28/2021 pursuant to the Affordable Housing Act 2021.

The contents of this correspondence and the Part V proposal to which it relates are intended to represent a reasonable estimate of the costs of the proposed residential units based on relevant information available at the date of this correspondence. Furthermore, this Part V proposal represents an initial proposal only, for the purposes of accompanying the planning application, and is subject to further discussion and agreement with Kerry County Council as the project progresses.

In accordance with Circular PL10/2015, the following information is included with this correspondence:

- (a) How the applicant intends to discharge their Part V obligation as regards a selection of a preferred option from the options available under legislation;
- (b) Details in relation to the housing units or land to be provided; and
- (c) Financial aspects.

The financial data included herewith herein is provided in accordance with the guidance set out in Circular PL10/2015 and as such, at this stage of the process, is estimated only, in accordance with Circular PL 10/2105.

As set out under Section 96 of the Act, the details of the final agreement in relation to Part V is dependent upon receipt of a final grant of permission and upon a site value at the time the permission is granted; neither of which can be available at this time.

Discharge of Part V and Identification of Units

It is the applicant's intention to comply with a condition (subject to a grant of planning permission) requiring that a Part V agreement be entered into under section 96(2) of the Act, by way of transfer to the ownership of the planning authority of a number of housing units on the subject site, as allowed for under Section 96(3)(b)(i).

The proposed development contains 123 no. units. On this basis, and assuming that any planning permission granted is for 123 no. units, the applicant proposes to provide 25 no. units (20%) as social housing. This is subject to an assessment and agreement at a later date of the net monetary value of 20% of the site and the number of units that can be provided to the planning authority up to this value.

It is proposed to provide the following units:

- 16 No. 1 Bed Apartments
- 6 No. 2 Bed Apartments
- 3 No. 3 Bed Duplex Apartments

The location of the units is identified at Appendix 1.

The applicant proposes a mix of units to be accommodated within a purpose built apartment block (Block M) of 22 units suitable for step down accommodation, social or affordable uses, in addition to 3 no. self contained one bedroom units distributed throughout the scheme

The above is subject to change depending upon the nature of any final grant of permission, including conditions attached to any such planning permission.

Financial Aspects and Calculation of Costs

An estimate of the financial aspects associated with the Part V proposal is included at Appendix 2.

It is noted that Circular PL10/2015 states that (emphasis as per Circular):

"It is not realistic at planning application stage for an applicant to provide detailed actual costs for a development for which permission has not yet been granted, for which a detailed design has not yet been settled and for which site valuations are not required until the date of the grant of planning permission."

Accordingly, as is made clear above, it is estimated costs that are required to be submitted with the planning application".

It is submitted that the financial aspects cannot be calculated with any accuracy at this stage of the process, given the ever changing construction costs, market fluctuations and other similar aspects, and as such the figures presented at Appendix 2 should be treated as indicative only at this point in the process.

Yours faithfully,

Robert Keran

Robert Keran

BSc. Spatial Planning, BA (Law), LLB, Dip. Proj.Mngt. MIPI

☎ +353 (0)87 2543332

✉ robert.keran@wearefoundation.ie

🌐 wearefoundation.ie

📍 6 Upper Mount Street, Dublin 2, D02 VF44

FOUNDATION
THE PINNACLE IN PLANNING AND PROJECT MANAGEMENT

APPENDIX 1

Identification of Proposed Part V Units

Unit No	D 16	D76	D78	A0102	A0103
Size (sq.m)	50.8	50.8	50.8	86	50.2
No. of beds	1	1	1	2	1
Construction Cost	€177,800.0	€177,800.0	€177,800.0	€301,000.0	€175,700.0
Development Cost	€53,340.0	€53,340.0	€53,340.0	€90,300.0	€52,710.0
Profit (10% of construction cost)	€17,780.0	€17,780.0	€17,780.0	€30,100.0	€17,570.0
Existing Use Value	€5,000.0	€5,000.0	€5,000.0	€5,000.0	€5,000.0
VAT at 9%	€22,852.8	€22,852.8	€22,852.8	€38,376.0	€22,588.2
Total Estimated Unit Cost	€276,772.8	€276,772.8	€276,772.8	€464,776.0	€273,568.2
No. of Units	1	1	1	1	1
Sub-Total	€276,772.8	€276,772.8	€276,772.8	€464,776.0	€273,568.2
Unit No	A0104	A0105	A0106	A0107	A0108
Size (sq.m)	50.2	77	50.2	50.2	80.2
No. of beds	1	1	1	1	2
Construction Cost	€175,700.0	€269,500.0	€175,700.0	€175,700.0	€280,700.0
Development Cost	€52,710.0	€80,850.0	€52,710.0	€52,710.0	€84,210.0
Profit (10% of construction cost)	€17,570.0	€26,950.0	€17,570.0	€17,570.0	€28,070.0
Existing Use Value	€5,000.0	€5,000.0	€5,000.0	€5,000.0	€5,000.0
VAT at 9%	€22,588.2	€34,407.0	€22,588.2	€22,588.2	€35,818.2
Total Estimated Unit Cost	€273,568.2	€416,707.0	€273,568.2	€273,568.2	€433,798.2
No. of Units	1	1	1	1	1
Sub-Total	€273,568.2	€416,707.0	€273,568.2	€273,568.2	€433,798.2
Unit No	A0109	A0110	A0111	A0112	A0113
Size (sq.m)	86	50.2	50.2	53	53
No. of beds	2	1	1	1	1
Construction Cost	€301,000.0	€175,700.0	€175,700.0	€185,500.0	€185,500.0
Development Cost	€90,300.0	€52,710.0	€52,710.0	€55,650.0	€55,650.0
Profit (10% of construction cost)	€30,100.0	€17,570.0	€17,570.0	€18,550.0	€18,550.0
Existing Use Value	€5,000.0	€5,000.0	€5,000.0	€5,000.0	€5,000.0
VAT at 9%	€38,376.0	€22,588.2	€22,588.2	€23,823.0	€23,823.0
Total Estimated Unit Cost	€464,776.0	€273,568.2	€273,568.2	€288,523.0	€288,523.0
No. of Units	1	1	1	1	1
Sub-Total	€464,776.0	€273,568.2	€273,568.2	€288,523.0	€288,523.0
Unit No	A0114	A0115	A0116	A0117	A0118
Size (sq.m)	50.2	50.2	80.2	86	50.2
No. of beds	1	1	2	2	1
Construction Cost	€175,700.0	€175,700.0	€280,700.0	€301,000.0	€175,700.0
Development Cost	€52,710.0	€52,710.0	€84,210.0	€90,300.0	€52,710.0
Profit (10% of construction cost)	€17,570.0	€17,570.0	€28,070.0	€30,100.0	€17,570.0
Existing Use Value	€5,000.0	€5,000.0	€5,000.0	€5,000.0	€5,000.0
VAT at 9%	€22,588.2	€22,588.2	€35,818.2	€38,376.0	€22,588.2

APPENDIX 2

Estimated Financial Costs

Total Estimated Unit Cost	€273,568.2	€273,568.2	€433,798.2	€464,776.0	€273,568.2
No. of Units	1	1	1	1	1
Sub-Total	€273,568.2	€273,568.2	€433,798.2	€464,776.0	€273,568.2
Unit No	A0119	A0120	A0121	A0122	A0123
Size (sq.m)	50.2	80.2	53	50.2	50.2
No. of beds	1	2	1	1	1
Construction Cost	€175,700.0	€280,700.0	€185,500.0	€175,700.0	€175,700.0
Development Cost	€52,710.0	€84,210.0	€55,650.0	€52,710.0	€52,710.0
Profit (10% of construction cost)	€17,570.0	€28,070.0	€18,550.0	€17,570.0	€17,570.0
Existing Use Value	€5,000.0	€5,000.0	€5,000.0	€5,000.0	€5,000.0
VAT at 9%	€22,588.2	€35,818.2	€23,823.0	€22,588.2	€22,588.2
Total Estimated Unit Cost	€273,568.2	€433,798.2	€288,523.0	€273,568.2	€273,568.2
No. of Units	1	1	1	1	1
Sub-Total	€273,568.2	€433,798.2	€288,523.0	€273,568.2	€273,568.2
TOTAL FOR ALL UNITS	€8,091,135.4				

Notes

No allowance made for cost of development contributions, if applicable

No allowance made for utility connection costs

R. Graham O'Sullivan Architect

**Ardshanavooley LRD
Killarney, Co. Kerry**

Part V Proposal

July 2026



[illegible]

Contents

1.0	Introduction	01	1.1 Part V Compliance Statement
	1.1 Part V Compliance Statement	01	Part V requirements under the Planning and Development Act 2000, as amended, apply to Residential developments.
	1.2 Schedule of Accommodation	01	The Applicant has engaged with Kerry County Council regarding their Part V obligations.
Appendix 1	Site Layout Plan	02	The Applicant reserve their right to avail of any of the six types of Part V agreements as set out in the DHPCLG Housing Circular 36 2015, Section 96 (3).
Appendix 2	Housing Quality Assessment	03	
Appendix 3	Residential Unit Layouts	04	1.2 Schedule of Accommodation
			The Applicant proposes a mix of units to be accommodated within a purpose built apartment block (Block M) of 22 units asuitable for step down accommodation, social or affordable uses, in addition to 3 No. self contained one bedroom units distributed throughout the scheme.
			• 16 No. 1 Bed Apartments • 6 No. 2 Bed Apartments • 3 No. 3 Bed Duplex Apartments

Appendix 1 - Site Layout Plan

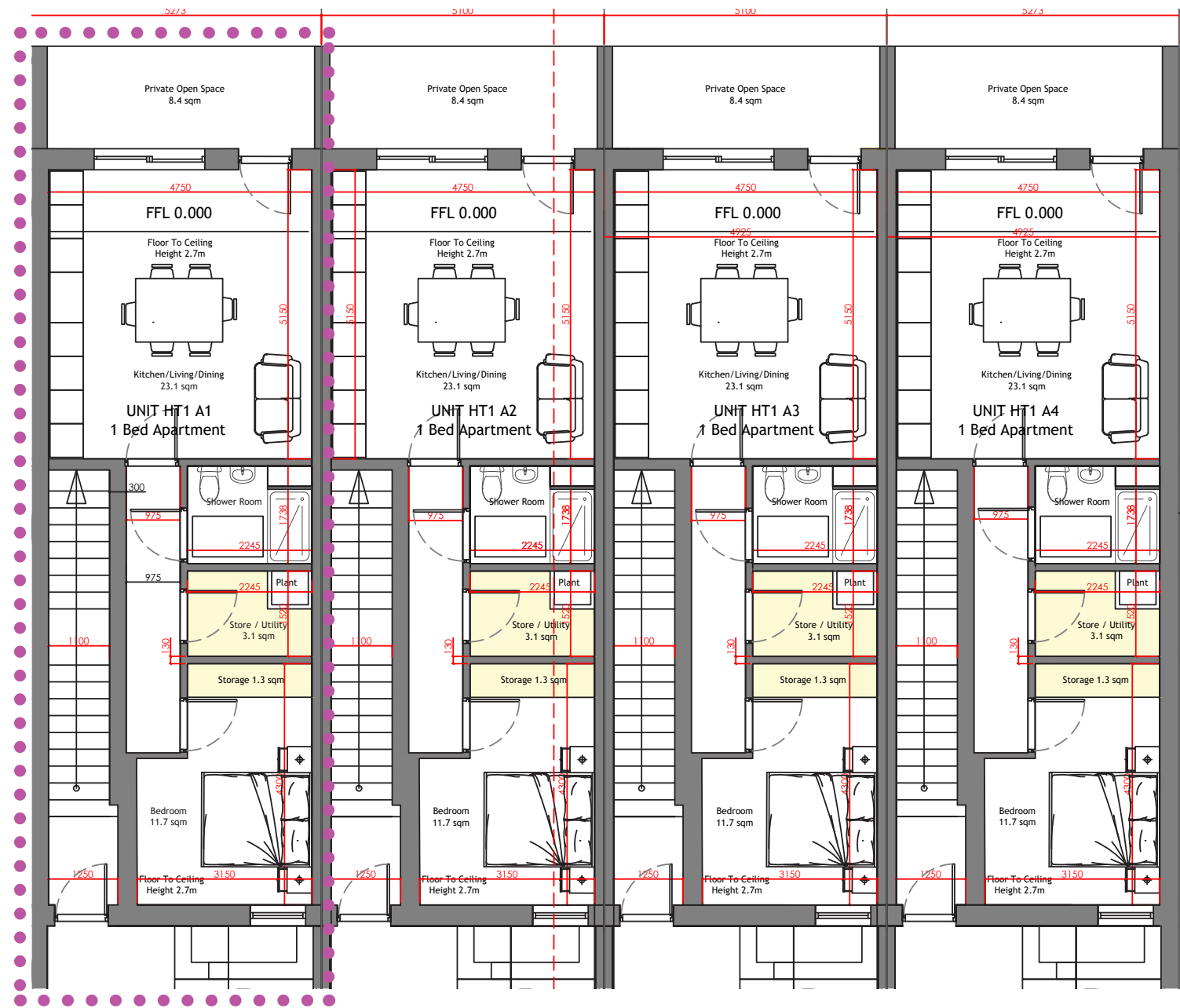


Appendix 2 - Housing Quality Assessment

Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living/ Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
B	D - 16		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
H	D - 76		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
H	D - 78		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
M	A - 0 102			X		2 Bedroom Apartment	4 Person	2 E	86.0 m²	73 m²	13.0 m²	Y	13.1 m²	13.0 m²	3580 mm	2800 mm	11.5 m²	11.4 m²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	36.4 m²	4380 mm	3600 mm	6.5 m²	6.0 m²	17.4 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and West	
M	A - 0 103		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 0 104		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 0 105		X			1 Bedroom Apartment	2 Person	1 E	77.0 m²	45 m²	32.0 m²	Y	16.0 m²	11.4 m²	2985 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33.7 m²	5400 mm	3300 mm	4.4 m²	3.0 m²	10.8 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 0 106		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	13.0 m²	11.4 m²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4150 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 0 107		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	13.0 m²	11.4 m²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4150 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 0 108			X		2 Bedroom Apartment	4 Person	2 D	80.2 m²	73 m²	7.2 m²	N	13.0 m²	13.0 m²	3700 mm	2800 mm	11.5 m²	11.4 m²	3200 mm	2800 mm	n/a	n/a	n/a	n/a	30.6 m²	4280 mm	3600 mm	6.2 m²	6.0 m²	15.4 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and East	
M	A - 1 109			X		2 Bedroom Apartment	4 Person	2 E	86.0 m²	73 m²	13.0 m²	Y	13.1 m²	13.0 m²	3580 mm	2800 mm	11.5 m²	11.4 m²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	36.4 m²	4380 mm	3600 mm	6.5 m²	6.0 m²	17.4 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and West	
M	A - 1 110		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 1 111		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 1 112		X			1 Bedroom Apartment	2 Person	1 F	53.0 m²	45 m²	8.0 m²	Y	11.6 m²	11.4 m²	2850 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	5420 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Dual	South and North	
M	A - 1 113		X			1 Bedroom Apartment	2 Person	1 F	53.0 m²	45 m²	8.0 m²	Y	11.6 m²	11.4 m²	2850 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	5420 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Dual	South and North	
M	A - 1 114		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 1 115		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 1 116			X		2 Bedroom Apartment	4 Person	2 D	80.2 m²	73 m²	7.2 m²	N	13.0 m²	13.0 m²	3700 mm	2800 mm	11.5 m²	11.4 m²	3200 mm	2800 mm	n/a	n/a	n/a	n/a	30.6 m²	4280 mm	3600 mm	6.2 m²	6.0 m²	15.4 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and East	
M	A - 2 117			X		2 Bedroom Apartment	4 Person	2 F	86.0 m²	73 m²	13.0 m²	Y	13.2 m²	13.0 m²	3585 mm	2800 mm	11.5 m²	11.4 m²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	36.4 m²	4385 mm	3600 mm	6.5 m²	6.0 m²	10.8 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and East	
M	A - 2 118		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 2 119		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 2 120				X	2 Bedroom Apartment	4 Person	2 D	80.2 m²	73 m²	7.2 m²	N	13.0 m²	13.0 m²	3700 mm	2800 mm	11.5 m²	11.4 m²	3200 mm	2800 mm	n/a	n/a	n/a	n/a	30.6 m²	4280 mm	3600 mm	6.2 m²	6.0 m²	15.4 m²	7.0 m²	7.0 m²	7.0 m²	Dual	South and East	
M	A - 3 121		X			1 Bedroom Apartment	2 Person	1 F	53.0 m²	45 m²	8.0 m²	Y	11.6 m²	11.4 m²	2850 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	5420 mm	3300 mm	3.0 m²	3.0 m²	10.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	South and North	
M	A - 2 122		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	
M	A - 2 123		X			1 Bedroom Apartment	2 Person	1 D	50.2 m²	45 m²	5.2 m²	Y	12.9 m²	11.4 m²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m²	4155 mm	3300 mm	3.0 m²	3.0 m²	5.1 m²	5.0 m²	5.0 m²	5.00 m²	Single	South	

Appendix 3 - Residential Unit Layouts

Unit 16



Block B - One Bedroom Duplex Apartment



Appendix 3 - Residential Unit Layouts

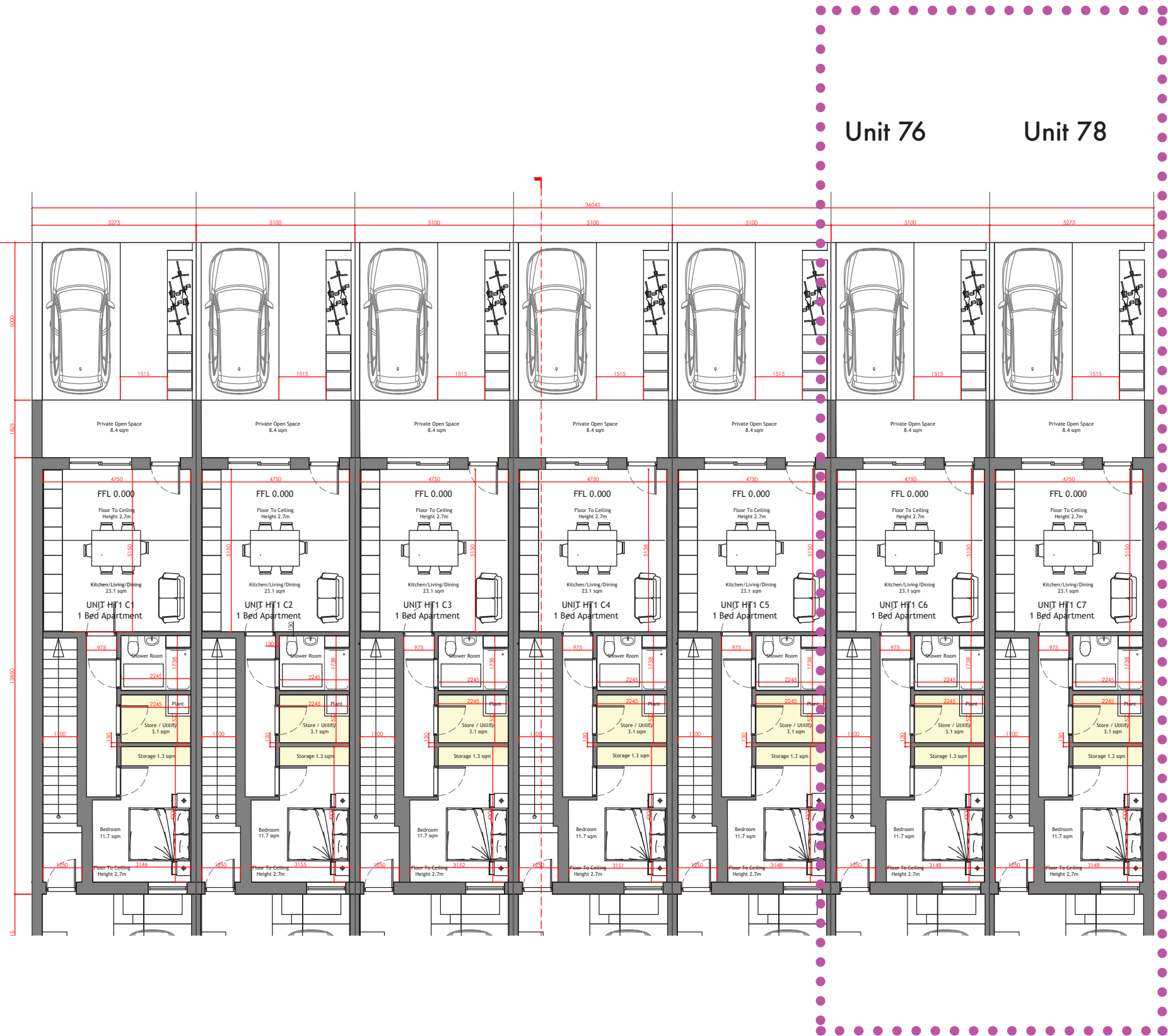


Unit 16

Block B - One Bedroom Duplex Apartment



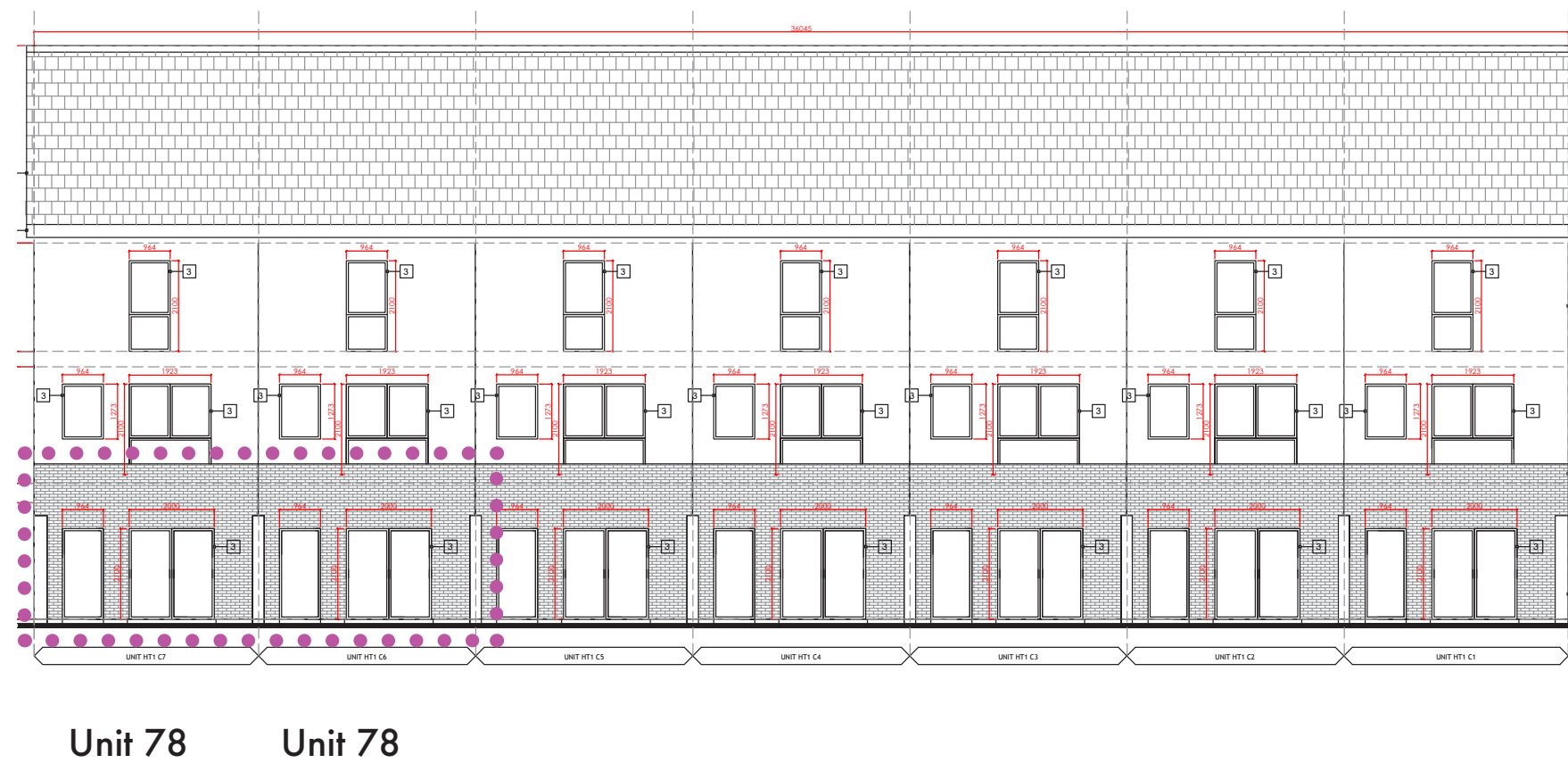
Appendix 3 - Residential Unit Layouts



Block H - One Bedroom Duplex Apartments



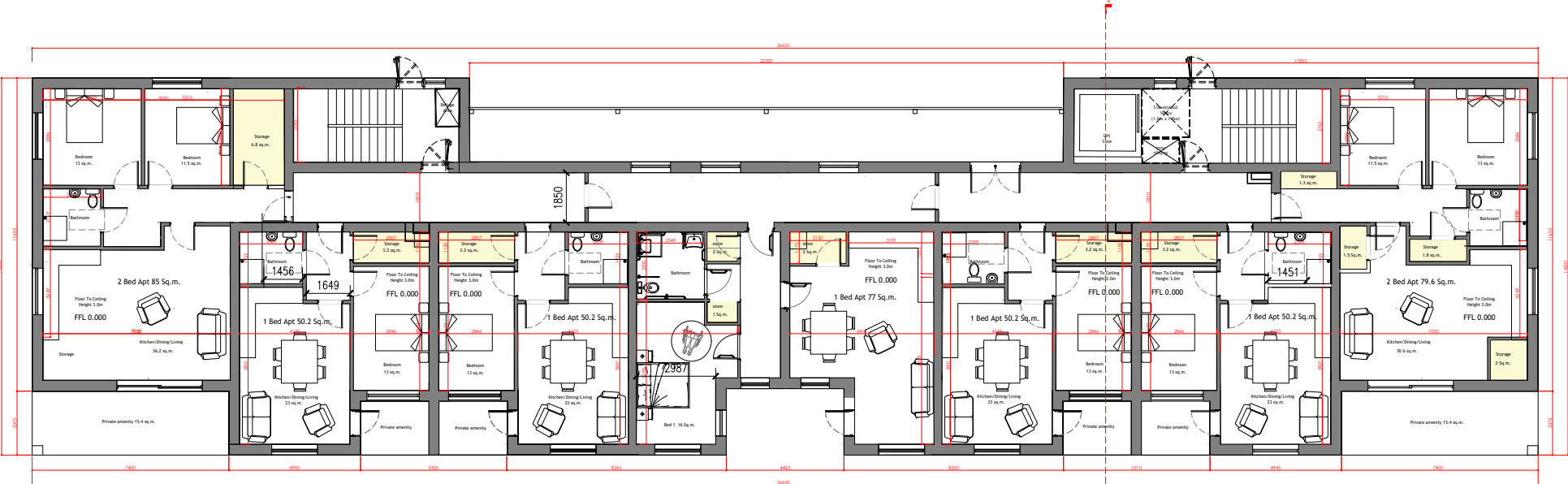
Appendix 3 - Residential Unit Layouts



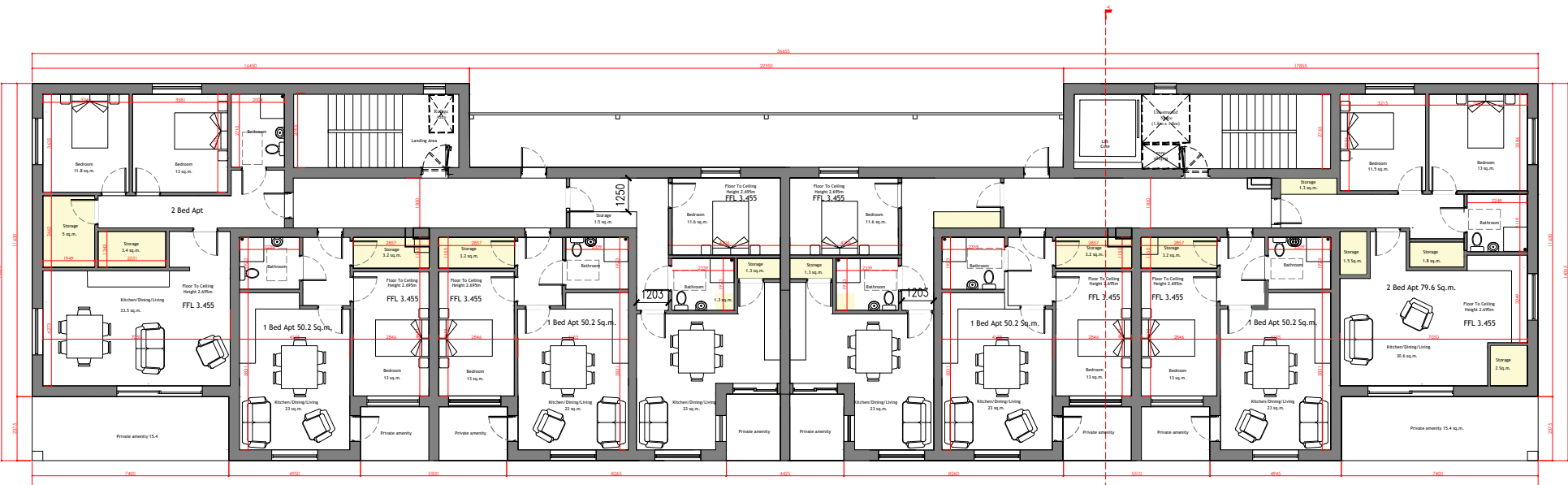
Block H - One Bedroom Duplex Apartment



Appendix 3 - Residential Unit Layouts



Unit 103 Unit 104 Unit 105 Unit 106 Unit 107 Unit 108 Unit 109

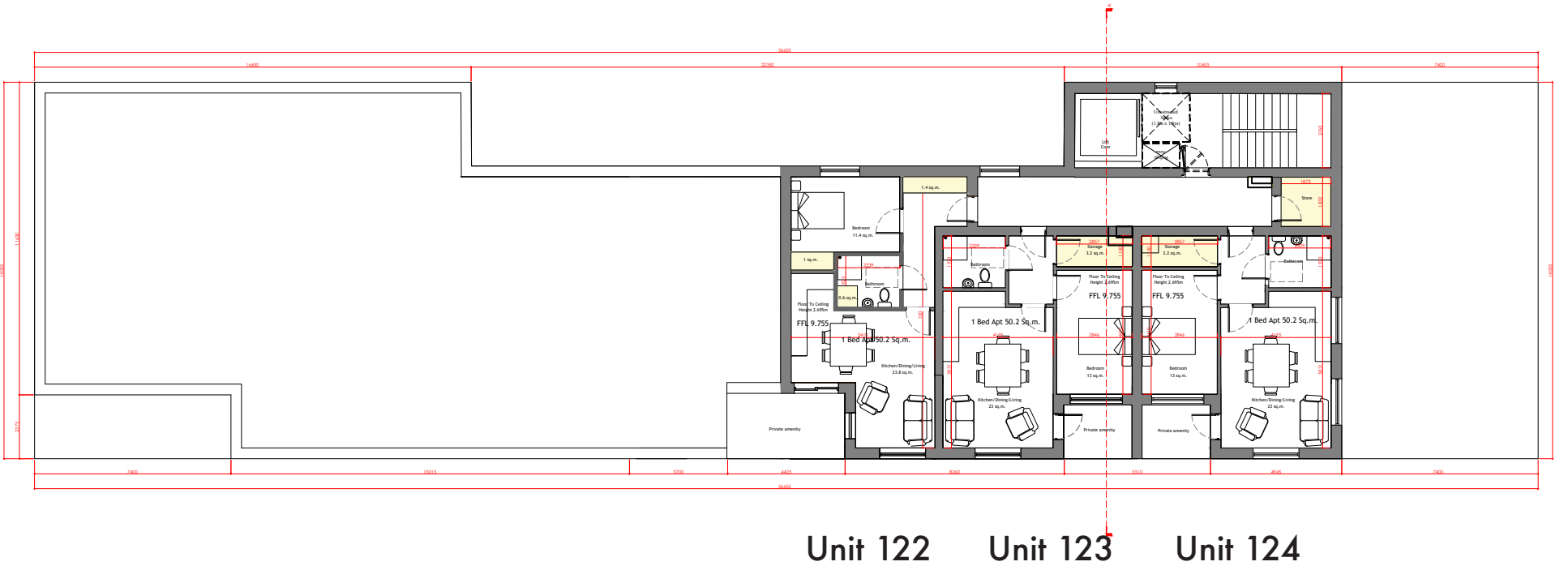
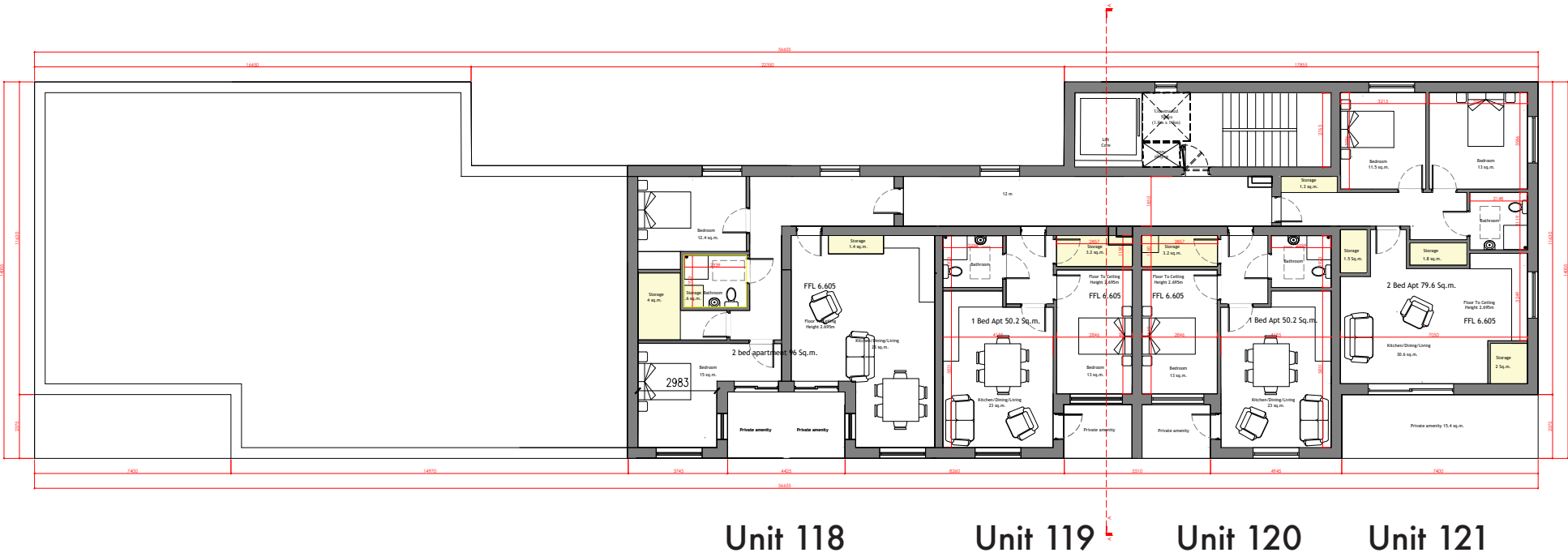


Unit 110 Unit 111 Unit 112 Unit 113 Unit 114 Unit 115 Unit 116 Unit 117

Block M - Studio, One and Two Bedroom Apartments



Appendix 3 - Residential Unit Layouts



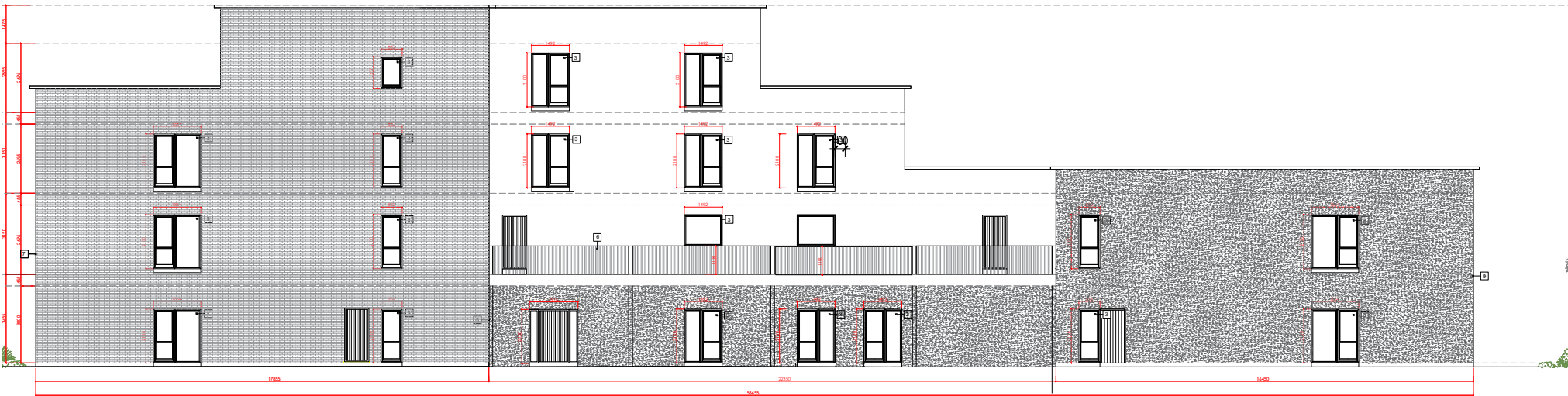
Block M - Studio, One and Two Bedroom Apartments



Appendix 3 - Residential Unit Layouts



South Elevation

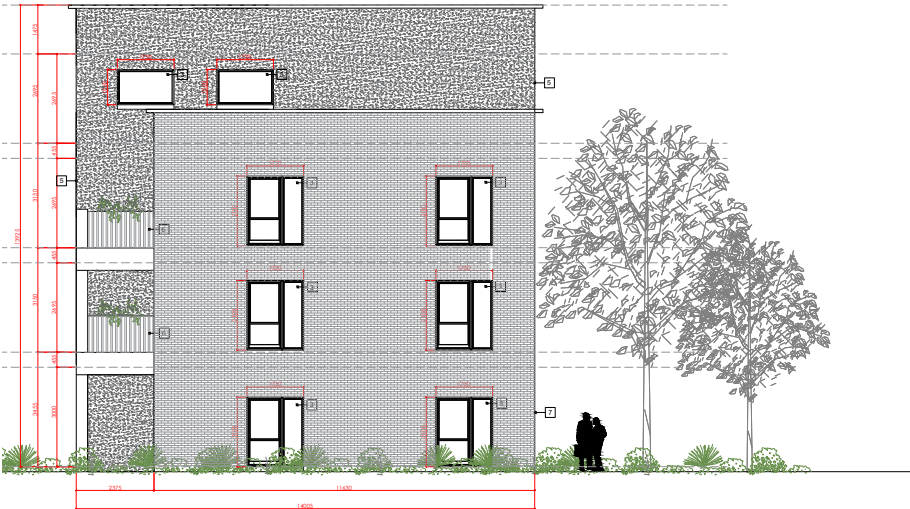


North Elevation

Block M - Studio, One and Two Bedroom Apartments



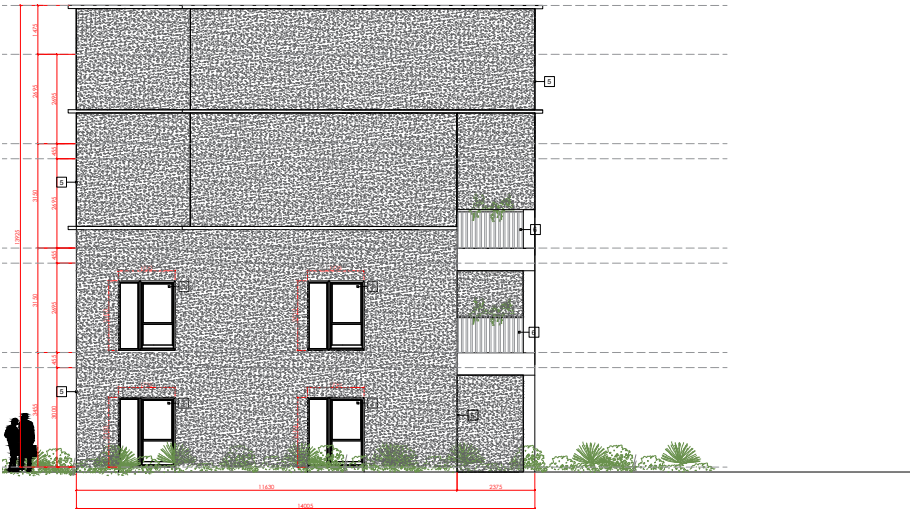
Appendix 3 - Residential Unit Layouts



East Elevation



Section



West Elevation

Block M - Studio, One and Two Bedroom Apartments



