



Comhairle Contae an Chabháin  
Cavan County Council

Date: 19<sup>th</sup> January 2024

TO WHOM IT MAY CONCERN:

**Part V Requirements — Drumlark Investments Ltd, Cavan Town.**

Cavan County Council  
Courthouse  
Farnham Street  
Cavan H12 R6V2

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Comhairle Contae an Chabháin  
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Cavan County Council wish to confirm that a minimum of 15 No units will be purchased at proposed development by Drumlark Investments Ltd, Cavan Town in order to comply with the Part V Condition which in this instance the 10% will apply to the proposed 145 units. i.e 15 units.

Yours Sincerely

**Seamus McLoughlin**

**Senior Executive Engineer**



PLANNING REFERENCE:

SITE ADDRESS:

Drumlark Cavan.

DEVELOPER:

Drumlark Investments Ltd

contact details:

CONTRACTOR:

contact details:

AGENT:

Michael Fitzpatrick Architects, Main Street Butlersbridge, Co. Cavan.

contact details:

494365800

[david@mfarchitects.ie](mailto:david@mfarchitects.ie)

**House Type B 2 Bed House Part V Calculations**

**DATE**

**27/07/2023**

**Existing Land Estimated value 0.4.87 ha / 12.03 acres** \*Estimated\* € 600,000.00

**Total Floor Area in square metres** 73.3sq.m.  
**Total Floor Area in square Feet** 788.99sq.ft

Superstructures per unit € 126,238.40  
 External works per unit € 10,000.00  
 BASIC UNIT SUB TOTAL € 136,238.40

€600,000.00 site cost for 143 Units - Individual site cost € 4,195.00  
 BASIC UNIT SUB TOTAL & SITE COSTS € 140,433.40

Site development works per unit € 10,000.00  
 1 Indirect Project Costs per unit -  
 Extra Site Development Works (e.g. ESB relocation) per unit -  
 € 10,000.00

CONSTRUCTION WORK SUBTOTAL per unit € 150,433.40

BUILDERS PROFIT ON CONSTRUCTION 7.00% € 10,530.34

CONSTRUCTION WORK TOTAL INCLUDING ALL PROFIT € 160,963.74

ATTRIBUTABLE DEVELOPMENT COSTS

Add Consultants Fees Architect, QS, Engineer say 6.00% € 6,000.00  
 Utility connections Irish Water water and foul(estimated) per unit € 6,375.00  
 Planning Contributions  
 Site Investigation  
 Financing charges for construction and existing use value only € 500.00  
 Legal expenses € 3,000.00  
 Homebond  
 Planning fees / charges / site specific contributions € 65.00  
 Fire Certificate  
 DAC  
 Archaeological investigation  
 Traffic Impact Assessment / Mobility Report

TOTAL ATTRIBUTABLE DEVELOPMENT COSTS € 15,940.00

TOTAL EXCLUDING VAT € 176,903.74

VAT 13.50% € 23,882.00

**TOTAL COST** € **200,785.74**

PLANNING REFERENCE:

SITE ADDRESS:

Drumlark Cavan.

DEVELOPER:

Drumlark Investments Ltd

contact details:

CONTRACTOR:

contact details:

AGENT:

Michael Fitzpatrick Architects, Main Street Butlersbridge, Co. Cavan.

contact details:

494365800

[david@mfarchitects.ie](mailto:david@mfarchitects.ie)

**House Type A 3 Bed House Part V Calculations**

**DATE**

**27/07/2023**

<b>Existing Land Estimated value 0.4.87 ha / 12.03 acres</b>	<b>*Estimated*</b>	€	600,000.00
<b>Total Floor Area in square metres</b>			<b>96.5sq.m.</b>
<b>Total Floor Area in square Feet</b>			<b>1038.72sq.ft</b>
Superstructures	per unit	€	166,195.20
External works	per unit	€	10,000.00
<b>BASIC UNIT SUB TOTAL</b>		€	<b>176,195.20</b>
€600,000.00	site cost for 143 Units - Individual site cost	€	4,195.00
<b>BASIC UNIT SUB TOTAL &amp; SITE COSTS</b>		€	<b>180,390.20</b>
Site development works	per unit	€	10,000.00
1 Indirect Project Costs	per unit		-
Extra Site Development Works (e.g. ESB relocation)	per unit		-
		€	10,000.00
<b>CONSTRUCTION WORK SUBTOTAL</b>	per unit	€	<b>190,390.20</b>
<b>BUILDERS PROFIT ON CONSTRUCTION</b>	7.00%	€	<b>13,327.31</b>
<b>CONSTRUCTION WORK TOTAL INCLUDING ALL PROFIT</b>		€	<b>203,717.51</b>
<b>ATTRIBUTABLE DEVELOPMENT COSTS</b>			
Add Consultants Fees Architect, QS, Engineer	say	6.00% €	6,000.00
Utility connections Irish Water water and foul(estimated)	per unit	€	6,375.00
Planning Contributions			
Site Investigation			
Financing charges for construction and existing use value only		€	500.00
Legal expenses		€	3,000.00
Homebond			
Planning fees / charges / site specific contributions		€	65.00
Fire Certificate			
DAC			
Archaeological investigation			
Traffic Impact Assessment / Mobility Report			
<b>TOTAL ATTRIBUTABLE DEVELOPMENT COSTS</b>		€	<b>15,940.00</b>
<b>TOTAL EXCLUDING VAT</b>		€	<b>219,657.51</b>
<b>VAT</b>	13.50%	€	<b>29,653.76</b>
<b>TOTAL COST</b>		€	<b>249,311.28</b>

PLANNING REFERENCE:

SITE ADDRESS:

Drumlark Cavan.

DEVELOPER:

Drumlark Investments Ltd

contact details:

CONTRACTOR:

contact details:

AGENT:

Michael Fitzpatrick Architects, Main Street Butlersbridge, Co. Cavan.

contact details:

494365800

[david@mfarchitects.ie](mailto:david@mfarchitects.ie)

**House Type G 4 Bed House Part V Calculations**

**DATE**

**27/07/2023**

**Existing Land Estimated value 0.4.87 ha / 12.03 acres** \*Estimated\* € 600,000.00

**Total Floor Area in square metres**

**142.0sq.m.**

**Total Floor Area in square Feet**

**1528.48sq.ft**

Superstructures per unit € 244,544.00

External works per unit € 10,000.00

BASIC UNIT SUB TOTAL € 254,544.00

€600,000.00 site cost for 143 Units - Individual site cost € 4,195.00

BASIC UNIT SUB TOTAL & SITE COSTS € 258,739.00

Site development works per unit € 10,000.00

1 Indirect Project Costs per unit -

Extra Site Development Works (e.g. ESB relocation) per unit -

€ 10,000.00

CONSTRUCTION WORK SUBTOTAL per unit € 268,739.00

BUILDERS PROFIT ON CONSTRUCTION 7.00% € 18,811.73

CONSTRUCTION WORK TOTAL INCLUDING ALL PROFIT € 287,550.73

ATTRIBUTABLE DEVELOPMENT COSTS

Add Consultants Fees Architect, QS, Engineer say 6.00% € 6,000.00

Utility connections Irish Water water and foul(estimated) per unit € 6,375.00

Planning Contributions

Site Investigation

Financing charges for construction and existing use value only € 500.00

Legal expenses € 3,000.00

Homebond

Planning fees / charges / site specific contributions € 65.00

Fire Certificate

DAC

Archaeological investigation

Traffic Impact Assessment / Mobility Report

TOTAL ATTRIBUTABLE DEVELOPMENT COSTS € 15,940.00

TOTAL EXCLUDING VAT € 303,490.73

VAT 13.50% € 40,971.25

**TOTAL COST € 344,461.98**