

Planning Department,
Kildare County Council,
Áras Chill Dara,
Naas,
Co. Kildare,
W91 X77F.

Date: 3rd July 2026
Ref.: JN 24267 KK

Re: Stage 3 LRD application for a proposed Large-scale Residential Development at Lands within the Townlands of Newtown and Confey, Leixlip, Co. Kildare.

Planning & Development Act 2000, as amended, and the Planning & Development Regulations 2001-2025 (Part V Proposals)

Dear Sir / Madam,

On behalf of the applicant, Vanisland Limited (a Ballymore company) and for whom JSA Planning, 39 Fitzwilliam Place, Dublin 2, acts as planning consultant, we hereby submit this Part V Proposal as part of the Stage 3 Large-scale Residential Development (LRD) application to Kildare County Council in respect of the proposed development at lands within the townlands of Newtown and Confey, Leixlip, Co. Kildare. This submission sets out the applicant's proposals to satisfy the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001–2025 (as amended).

Having regard to the fact that the Affordable Housing Act 2021, which was commenced on the 3rd of September 2021, increases the Part V requirement to 20% from 10%, to provide an additional 10% affordable housing provision, on applications for residential development in respect of sites acquired before the 1st September 2015 and after the 31st July 2021, the details below and attached include for the provision of 20% of the proposed units for Part V.

Our client proposes to satisfy the Part V requirements of the proposed development through the on-site delivery of 67 no. Part V units (25% of the total 272 no. of units). The location and distribution of these units are illustrated on the enclosed Part V drawing prepared by OMP Architects and are consistent with the Part V arrangement agreed with Kildare County Council, as confirmed in the enclosed Part V Validation Letter.

In accordance with the Planning and Development (Amendment) (No. 3) Regulations 2015 and Circular PL10/2015, the following information is enclosed:

1. KCC Part V Compliance Proposal Form, including Applicant's Estimated Costs;
2. Part V Drawings prepared by Howells;
3. Part V Validation letter from Kildare County Council Housing Section confirming engagement in relation to the Part V Agreement.

We trust that the enclosed information satisfies the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations



2001-2025 (as amended). Should any further information or clarification be required, we would be pleased to assist.

Yours sincerely,

A handwritten signature in black ink that reads 'JSA Planning'. The signature is written in a cursive, flowing style.

JSA Planning



KILDARE COUNTY COUNCIL

PART V

**Planning + Development Act 2000
[as amended]**

COMPLIANCE PROPOSAL

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Part V Compliance Proposal

Executive Summary

To comply with Part V of the Planning and Development Act 2000 (as amended), a prospective Applicant **must** demonstrate how they intend to fulfill their social and affordable housing obligations

Recent legislative changes, specifically the Affordable Housing Act 2021, have updated the required percentage contribution (generally increasing it from 10% to 20% for land purchased after August 2021)

This is a Part V Compliance Proposal document assembled to assist a prospective Applicant meet the requirements of a valid planning application ¹

Application details

Applicant Name [Vanisland Limited](#)

Name and Contact Details of authorised Part V negotiator [Kevin Cotter](#)

email address of authorised Part V negotiator kcotter@ballymoregroup.com

Designated individual [Kevin Cotter](#)

who will ensure that all the steps are in place to complete the transfer and early occupation of residential units, ensuring that nominees are selected for the designated houses and that the requisite legal documents are in place

Proposed Development Description [The proposed Development includes the construction of a residential development consisting of 272 no. residential units \(consisting of 101 no. houses and 172 no. apartments / duplex units\), 1 no. childcare facility, 2 no. commercial/retail units \(for Class 1- Shop, or Class 2- Office / Professional Services, or Class 11 Gym, or Restaurant / Café use, including ancillary takeaway use, or Class 8 – Health Centre / Civic, or Cultural Use\); a mobility hub; and a food and beverage unit \(for Restaurant / Café or Class 12 Public House\), and all associated site and infrastructural works.](#)

Planning Ref No / Pre-Planning Ref No [PP5994 , LRD2025009](#)

1. Executive Summary

This statement sets out the Applicant's proposal to comply with the requirements of Part V of the Planning and Development Act 2000 (as amended)

The Applicant acknowledges their obligation to provide a percentage of the land / dwellings for social and affordable housing and intends to reach an 'Agreement in Principle' with [Kildare County Council](#) Housing Department [partvteam@kildarecoco.ie] prior to their Planning Application and intends to reach an Agreement within 8 weeks of a grant of permission but no later than prior to lodgement of Commencement Notice ²

¹ s.247 PDA 2000

² s.96(5) PDA 2000

2. Legislative Context & Eligibility

The Planning and Development Act 2000 (Part V): Basis for social and affordable housing provision

Affordable Housing Act 2021: Adjusts the contribution percentage

Circular Letter Housing 28/2021: Provides guidance on the transitional arrangements for the 10% vs. 20% requirement

Applicable Percentage: [20%](#)

Note: If the land was purchased between 1st September 2015 and 31st July 2021, a 10% requirement may still apply. If purchased after 1st August 2021, the 20% requirement applies.

3. Method of Compliance

Under Section 96(3) of the Act, the Applicant proposes to satisfy the Part V obligation through the following preferred option:

[Option A] **Transfer of Land:** Transfer of a portion of the site to the Planning Authority. ☐

[Option B] **Built Units (LA Preferred):** The transfer to the Planning Authority of [\[67\]](#) completed dwellings on the site. ³ ☒

The Applicant acknowledges that the acquisition of units on the site of the development is the recommended option in order to advance the aim of achieving a social mix in new developments. This option will be pursued by the local authority from its earliest engagement with the developer, with a view to acquiring houses which meet its social housing requirements for that area / site.

[p10. Part V Resources...]

[Option C] **Off-site Land/Units:** Transfer of land or completed units on a different site within the functional area. ☐

Rationale for Selected Option: The transfer of completed units is proposed to ensure the seamless integration of social/affordable housing within the overall development tenure mix.

4. Schedule of Units

The following table outlines the specific units designated for Part V compliance:

Houses				
Unit No.	Unit Type	No. of Bedrooms	Plot Area (sqm)	Storeys
6 No	H1 3B5P	3	1,001	2
enter text here	select from...	select from...	enter text here	enter text here
enter text here	select from...	select from...	enter text here	enter text here
enter text here	select from...	select from...	enter text here	enter text here
enter text here	select from...	select from...	enter text here	enter text here
enter text here	select from...	select from...	enter text here	enter text here
enter text here	select from...	select from...	enter text here	enter text here
insert rows as required				

Apartments				
Apartment-Exclusive Plot area			enter sqm here	
Unit No.	Unit Type	No. of Bedrooms	Floor Area (sqm)	-
10 No. x APT 1.1	1B2P	1	50.7	enter text here
3 No. x APT 2.1	2B3P	2	72.3	enter text here
3 No. x APT 2.2	2B3P	2	72.3	enter text here
8 No. x APT 2.3	2B4P	2	76.3	enter text here
5 No. x APT 2.4	2B4P	2	92	enter text here
4 No. x Own Door Duplex APT 3.2	3B5P	3	119.1	enter text here
4 No. x Duplex APT 3.3	3B5P	3	110	enter text here

³ [guidelines-issued-by-the-minister-for-housing-planning-community-and-local-government-.pdf](#)

12 No. x Walk up Apartment type Triplex W1	1B2P	1	54.1	
4 No. x Duplex D2 W1 (Lower)	2B4P	2	94.4	
4 No. x Duplex D2 (upper)	2B5P	2	128.2	
2 No. x Duplex D3 W1 (Lower)	2B4P	2	93.2	
2 No. x Duplex D3 (upper)	2B5P	2	130.0	
Total 61				

5. Estimated Costs and Financial Documentation

In accordance with Section 96(7), the price shall be the cost of the land to the Applicant (plus interest) and the building / attainment costs.

Estimated Land Cost:	€ 104,000
Estimated Construction Cost:	€ 29,353,489
Professional Fees & Finance:	€ 2,647,268
Total Estimated Cost to Authority:	€ 32,105,158 excl. VAT

Detailed 'Form 4' or cost methodology breakdown is attached in Appendix 2

6. Identification of Units on Site Layout

The units [and associated car parking spaces] identified on drawings [2583-HWS-SWD-XX-D-A-10110_P01](#) & [2583-HWS-SWD-XX-D-A-10111_P01](#) for transfer are outlined in red, with UD and UD+ units further identified on these drawings and pepper-potted throughout the development to promote social integration

The units identified for transfer are indistinguishable in external finish and quality from the private units

Refer to Drawing No: [Click or tap here to enter text.](#) [attached]

External Finishes: [refer to drawings above](#)

In identifying proposed Part V units, consideration ⁴ has been given by the Applicant to:

- (i) the proposal contributing effectively and efficiently to the achievement of the objectives of KCC *housing strategy*;
- (ii) the proposal assisting KCC achieve the best use of the resources available to it to ensure an adequate supply of housing [including *existing need and the likely future need* for housing] by proposing a mixture of house types and sizes to reasonably match the requirements of the different categories of households - as determined by the planning authority - and the special requirements of elderly persons and persons with disabilities [...] for its functions as a housing authority;
- (iii) the proposal needing to counteract undue segregation in housing between persons of different social background;
- (iv) the proposal according with the provisions of *the development plan*; ⁵
- (v) the time within which the housing [s.94(4)(a)PDA] is likely to be provided as a consequence of the agreement

In identifying proposed Part V units, consideration ⁶ has been given by the Applicant to:

- (i) the proper planning and sustainable development of the area to which the application relates;
- (ii) the housing strategy and the specific objectives of the development plan which relate to the implementation of the strategy;
- (iii) the need to ensure the overall coherence of the development to which the application relates, where appropriate, and
- (iv) by the Applicant in relation to the impact of this proposal on the development

7. Pre-Planning Consultation

The Applicant confirms that a [LRD Stage 2 LRD Meeting](#) pre-planning meeting / correspondence occurred with the Housing Department on [01/12/2025](#)

Housing Officer Name: []

Key Feedback: [Feedback provided in the LRD Opinion Housing/Part V section dated 22 Jan 26](#)

⁴ s.96(3)(c) PDA 2000

⁵ s.93(4) PDA 2000] 'For the avoidance of doubt, [...] in respect of any planning application or appeal, compliance with **the housing strategy and any related objective in the development plan** shall be a consideration material to the proper planning and sustainable development of the area'

⁶ s.96(3)(h) PDA

8. Conclusion

The Applicant is committed to entering into a formal Section 96 agreement with [Kildare County Council](#) within 8 weeks of the grant of permission ⁷ but **NO LATER** than prior to the commencement of development, as required by the standard planning condition.

Plot Area Analysis

of the land the subject of this Permission for provision of residential development

In the case of the transfer of units, the [PDA] Act does not set out a methodology for calculating the net monetary value of the units to be transferred, but as the building costs are recouped in full, the net monetary value must be assessed by reference to land being transferred. Accordingly, it is necessary to attribute appropriate land costs to each unit being transferred in order to calculate the net monetary value being achieved.

Description	sqm	
Gross Development Site Area	60,226 sqm	☒
Gross Application Site Area [declared]	75,228 sqm	☒
Houses	sqm	
1. total net plot area of ALL houses	18,700sqm	☐
2. individual net plot areas of proposed Part V houses	1,001 sqm	☐
3. total net plot areas of ALL proposed Part V houses	1,001 sqm	☐
4. total net plot areas of ALL proposed Part V houses [3.] as % of [1.] total net plot area of ALL houses	5.4%	☐
5. [5.] MUST equate to 20%	%	☐
Apartments	sqm	
Where apartments are of different sizes, it is suggested that the land costs be apportioned per square metre of floor area to ensure the local authority achieves the net monetary value		
1. Apartment-exclusive plot area	18,133 sqm	☐
2. Internal floor area of each apartment	15,783sqm	☐
3. Total Floor Area of ALL apartments [sum of 2]	15,783 sqm	☐
4. Ratio of [A-E] Plot Area to Floor Area of ALL apartments	1.16	☐
5. Equivalent Plot Area for 61no Part V Apartments	5,718 sqm	☐
For developments of both houses and apartments, a combination of approaches for houses and apartments should be used. The local authority should identify the plot area of the site for the exclusive use of the residents of the apartments. This 'apartment-exclusive plot' area can be apportioned to each apartment according to its floor area. This results in a share of land being apportioned to each apartment, which can be directly compared to the plot of land apportioned to each house.		
6. Total Equivalent Part V Plot Area Apartments	5,718 sqm	☒
7. Total Part V Plot Area Houses	1,002sqm	☒
8. Total Part V Plot Areas [Houses + Apartments]	6,74 sqm	☒
9. Part V Plot Areas as a % of Total	18.3% (25% of unit numbers)	☒

Part V Obligation – Transfer of Land [or equivalent]

[s93(a)] [20% of permitted dev'mt. site]

Open Market Value [MV] of site of permitted dev'mt.	€6,669,000	☐
Existing Use Value [EUV]	€522,000	☐
Planning Gain [PG] of permitted dev'mt. [subject to planning grant]	€6,147,000	☐

⁷ s.96(8) PDA

20 % NMV / ENMV [(Equivalent) Net Monetary Value] required to be captured under Pt. V] €1,229,400 ☐

Relevant Standards:

In identifying proposed Part V units, consideration has been given - and substantiated with appropriate drawings - by the Applicant to:

Kildare County Development Plan 2023-2029	☒
Quality Housing for Sustainable Communities 2020	☐
Building for Everyone: A Universal Design Approach	☐
Delivering Homes, Building Communities 2025-2030	☐
December-2020-Design-Standards-for-New-Apartments.pdf	☐
Sustainable Urban Housing: Design Standards for New Apartments (2020) [updated]	☒
Planning_Design_Standards_for_Apartments_080725_FINAL.pdf	☒
Sustainable Residential Development in Urban Areas (2009)	☐
Urban Design Manual: A Best Practice Guide (2009)	☒
Urban Development and Building Heights – Guidelines for Planning Authorities (2018)	☒
Universal Design Guidelines for Homes in Ireland	☐
Housing Options for our Aging Population (2020)	☐
Age Friendly Principles and Guidelines for the Planning Authority (2021)	☐
Design Standards for New Apartments (DSFNA) (2018)	☐
Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021)	☐
Design Manual for Urban Roads and Streets (DMURS) (2019)	☒
Urban Development and Building Heights – Guidelines for Planning Authorities (2018)	☐
Universal Design Guidelines for Homes in Ireland	☐
Age Friendly Principles and Guidelines for the Planning Authority (2021)	☐
S.I. No. 497/1997 - Building Regulations, 1997	☒

Architectural aspects

Site layout drawings 2583-HWS-SWD-XX-D-A-10110_P01& 2583-HWS-SWD-XX-D-A-10111_P01 [attached] and outline specification [Appendix 3] of homes [and associated parking] to be transferred to planning authority <i>clearly</i> identified	☒
Unit layout drawings with room dimensions and storage provision identified [As per County Development Plan] and	☒
In the case of multi-unit developments, details of the OMC of which the local authority or AHB <i>may</i> become a member, maps and drawings showing:	☐
the property to be transferred to the owners' management company (OMC) by way of deed of transfer of common areas between the developer and the OMC, and	☐
the property (if any) to be taken in charge by the local authority under an agreement between the local authority and the developer for taking in charge	☐
<i>the above areas are binary</i>	☐
Details of any proposed or indicative Service Charges [including contribution to sinking fund] <i>House Rules</i> ⁸ or Covenants in multi-unit developments [<i>building lifecycle report</i> as required for planning application]	☐
Details of any operational waste management plan	☐
The development <i>commencement</i> date	Subject to planning TBC ☐
The timescale for delivery of the Part V homes	Subject to planning TBC ☐
outline phased part v delivery where relevant	Click or tap to enter a date. ☐

⁸ s.23 MUD Act 2011

Compliance Advisory

In accordance with Planning law, a Part V agreement **must** be entered into prior to the commencement of the development

Deadline for Lawful Commencement

A Part V agreement is a **mandatory** condition of planning permission

One *cannot lawfully* lodge a Commencement Notice or begin work on-site until this agreement is signed with the local authority

Under Section 96 of the Planning and Development Act an 8-week period - following *the grant* of planning permission - is the timeframe during which the developer and the local authority should reach an agreement

Arbitration

If an agreement is not reached within 8 weeks of *the grant* of planning permission, the matter will be considered *in dispute*

Compliance Submissions

Local authorities have a statutory timeline of 8 weeks to respond to formal compliance submissions for planning conditions

Key Summary of Timeline

Prior to Application

Developers are strongly encouraged to seek assistance and reach an 'agreement in principle' [partvteam@kildarecoco.ie] during pre-planning consultations

Grant of Permission

The clock for final negotiations starts here

8 Weeks After Grant

If negotiations fail, this is the point at which dispute resolution (arbitration) can be triggered

Before Commencement

The formal - written Part V agreement - **must** be fully completed and signed before one can legally commence building⁹

The 8-week timeline is determined by Section 96(5) of the Planning and Development Act 2000 (as amended)

Statutory Completion Deadline

While the 8 weeks serves as the window for negotiation before legal dispute mechanisms can be activated, the final deadline for the signed agreement is set by *the planning condition* itself

Prior to Commencement

Under Section 96(2), the planning authority attach a condition requiring that the agreement be entered into

within 8 weeks of *the grant* of permission
prior to the lodgement of a Commencement Notice

Mandatory Compliance

⁹ Risk of triggering an *Enforcement Notice* [which may inhibit the effective sale of units and where units *are* sold will apply retrospectively in equal measure on transfer of title to subsequent title holders]

One cannot legally start work on-site until the Part V agreement is fully executed and the planning authority has confirmed compliance with that specific condition

In summary, the 8-week period in Section 96(5) defines when you can seek legal intervention to settle the terms, but the agreement must be signed prior to commencement to avoid Unauthorized Development

Appendix 1

Statement of Housing Mix

A Statement of Housing Mix is a mandatory component of a Planning Statement for any medium-to-large residential development. It demonstrates how the proposal aligns with the Housing Need and Demand Assessment (HNDA) of the relevant Development Plan.

Under the '*Housing Options for Our Ageing Population*' (2019) policy and subsequent Departmental circulars, there is an increasing statutory expectation for Universal Design (UD)

While specific percentages vary by Local Authority (e.g., the National Disability Authority recommends a 30% target), a standard 'optimal' benchmark for a robust planning application might be 10%–20%

Statement of Housing Mix

1. Narrative of Housing Strategy

The proposed development provides a sustainable mix of [1, 2, 3, and 4-bedroom units](#). This variety responds to the demographic profile of [Kildare](#) catering to first-time buyers, growing families, and 'down-sizers.' The mix ensures a balanced community and avoids the over-concentration of a single house type, in accordance with Objectives [HO O15](#) of the County Development Plan.

2. Proposed Unit Mix Table

Statement of Unit mix			
Unit Type	No. of Units	Percentage (%) of tot	HNDA Target Range
1-Bed Apartment	22	33%	enter text here
2-Bed Apartment/Duplex	25	37%	enter text here
3-Bed Apartment/Duplex/House	20	30%	enter text here
Click or tap here to enter text.	enter text here	enter text here	enter text here
Total	enter text here	enter text here	enter text here

3. Universal Design & Accessibility Compliance

In response to Action 4.6 of the National Housing Strategy, the development incorporates a specific quota of units designed to Universal Design (UD) standards. These units are specifically designed to be 'lifetime homes,' easily adaptable for occupants with reduced mobility or sensory needs without requiring structural alterations

Statutory Percentage Capture (Universal Design)

The Applicant proposes that [20%](#) of the total development will meet or exceed UD Home levels as defined by the *Universal Design Guidelines for Homes in Ireland* [KCC target]

UD Category	Total Units Provided	% of Overall Dev.	Specification Standard
UD Home (Standard)	14	21% of Part V	Level access, widened door frames, reinforced bathroom

			walls for future grab rails, entry-level WC.
UD Home+ (Wheelchair)	enter text here	enter text here	Full turning circles in kitchens/bathrooms, specific counter heights, and dedicated disabled parking adjacent to entry.
Total UD Provision	14	enter text here	Surpasses standard 5-10% requirement

Feature	Part M (Minimum)	UD (Universal Design)	UD+ (Universal Design Plus)
Entrance Door	Min. 775mm clear opening width.	Min. 850mm clear opening width.	Min. 1000mm clear opening width (often 'Cat & Kitten' style).
Internal Corridors	Min. 900mm wide.	Min. 1200mm wide (allows for ease of movement).	Min. 1500mm wide (allows two people/wheelchairs to pass).
Internal Doors	Min. 750mm clear width (from 900mm corridor).	Min. 800mm clear opening width.	Min. 850mm clear opening width.
Turning Circles	Not strictly required in all rooms (750x1200mm in WC).	1500mm turning circle in living rooms and main bedrooms.	1800mm turning circle in all habitable rooms and kitchens.
Bathroom / WC	Level access WC at entry level; no shower requirement.	Large 'Wet Room' potential; 1500mm turning circle.	Level-access shower included; 1800mm turning circle; hoist-capable ceilings.
Bedrooms	Standard sizes; focus on clear path to window.	Min. 800mm clear space on both sides and foot of double bed.	Enhanced space; 'Soft spots' in walls for future hoist installation to bathroom.
Switches & Sockets	900mm – 1200mm height.	Standardized for ease of reach (approx. 1000mm).	High-contrast plates; rocker or touch switches for limited dexterity

4. Integration of Part V and Universal Design

The Applicant intends to correlate the Part V delivery with the Universal Design units. Of the 67 units designated for Part V (Social/Affordable), 14 units will be delivered to UD standards to specifically address the Local Authority's social housing waiting list for persons with disabilities.

Note to Planner: All UD units are identified on the enclosed Site Layout Plan [2583-HWS-SWD-XX-D-A-10110_P01](#) & [2583-HWS-SWD-XX-D-A-10111_P01](#) by 'UD' and UD+'. These units feature 'Future-Proof' electrical layouts, including capped points for future stairlifts and automated door openers.

5. Compliance Summary

By providing a 20% UD quota and a varied bedroom mix, this proposal complies with:
The Planning & Development Act 2000 (as amended)

UD technical requirements

To ensure the Universal Design (UD) Home+ units meet the scrutiny of both the Planning Authority and Part V Section ¹⁰, the following technical specifications should be included in your Architectural Design Statement

These specifications go beyond standard Part M (Building Regulations) requirements to achieve true ‘Lifetime Home’ status

Technical Specification: UD Home+ (Wheelchair User Standard)

These requirements apply specifically to the units identified in the Housing Mix table as UD Home+

1. Approach and Entry

Level Access: Thresholds must be ‘true level’ (maximum 10mm chamfered upstand) at all entry points ☐

Clear Opening Width: Minimum effective clear opening width of 850mm for the main entrance door and all internal doors ☐

Level Landing: A minimum 1500mm \times 1500mm level landing clear of the door swing at the entrance ☐

2. Internal Circulation

Corridor Widths: Minimum unobstructed width of 1200mm to allow for wheelchair turning and passing ☐

Turning Circles: A clear turning circle of 1500mm diameter provided in the hallway, kitchen, and at least one bedroom ☐

Wall Reinforcement: All partitions in bathrooms and bedrooms to be reinforced with 18mm plywood pattressing between studs (from floor level to 2100mm) to allow for the future installation of grab rails or hoists ☐

3. Kitchen & Living Area

Worktop Flexibility: A section of the kitchen worktop (minimum 1200mm) must be height-adjustable or capable of being lowered. ☐

Socket Placement: All switches and sockets positioned between 400mm and 1200mm above floor level. ☐

Glazing Heights: Window sill heights in living areas not to exceed 800mm to allow for views while seated. ☐

4. Sanitary Facilities (Wet Rooms)

Drainage: The primary bathroom must be designed as a full ‘wet room’ with a graded floor leading to a floor drain. ☐

Turning Space: 1500mm \times 1500mm clear space outside of the shower spray zone. ☐

Transfer Space: Minimum 900mm clear space to one side of the WC for lateral transfer. ☐

Technical Summary Table for Planning Submission ☐

Feature	UD Home+ Standard (Wheelchair)	Standard Part M Requirement
Door Widths	850mm Clear Opening	775mm - 800mm
Corridors	1200mm Min Width	1000mm - 1100mm
Bathroom	Full Wet Room (Tanked)	Accessible WC only
Pattressing	Structural reinforcing in all walls	Not required
Controls	All within 1200mm height	Generally 400mm - 1200mm

5. Inclusion in Architectural Drawings

¹⁰ UD / UD+ Design References

[UDH-checklist-Accessible-PDF-May-2025.pdf](#)

[Housing - Centre for Excellence in Universal Design](#)

[Universal Design - Age Friendly Homes](#)

[Design Manual for Quality Housing gov.ie](#)

- To satisfy the Planning Officer, your Floor Plan Drawings must explicitly show the following:
- Red Dotted Lines: Indicating the 1500mm diameter turning circles in key rooms ☐
 - Blue Dotted Lines: Indicating 'Furniture Zones' to prove that the room remains functional even with a wheelchair present ☐
 - Cross-Sections: Showing the level threshold details at the front and rear exits ☐

Appendix 2

Form 4

Detailed Part V Cost Methodology Breakdown

Under Section 96 of the Planning and Development Act 2000 (as amended), the 'Form 4' or Cost Methodology Breakdown is the financial heart of the Part V agreement. It ensures the Local Authority pays no more than 'site value' at the time of purchase plus reasonable construction costs.

Below is a Part V Cost Methodology Breakdown for the proposed development where [XXX] units (20%) are being transferred to the Local Authority.

Date: Monday 1 June 2026

Development: Confey Phase 1a

Number of Part V Units: Total 67 Units

1. Land Cost Calculation

Calculated in accordance with Section 96(3)(b)(i) of the Act.

Item Description	Total Site 272 units	Part V Share (20%)
Original Site Purchase Price -		
Attributable Interest (Fixed rate per annum)	-	-
Stamp Duty & Legal Fees (at purchase)	-	-
Subtotal: Land Cost Contribution Existing Use Value	€522,000	€104,400

2. Construction & Development Costs

Based on the 'Net Internal Area' (NIA) of the units being transferred.

Cost Category	Rate per Unit / Sqm	Total for 67 Units
Direct Construction Costs (Labor & Materials)	€205,493	€13,768,015
Site Development Works (Roads, Sewers, Lights)	€55,831	€3,740,678
Infrastructure Costs	€93,303	€6,251,289
Professional Fees (Architects, Engineers, QS - 8%)	€18,840	€1,262,257
Overheads & Contingency	€28,939	€1,938,900
Financing/Interest Costs (During construction)	5% of direct costs	€1,385,011
Insurances & Levies (Bonds, Latent Defects)	€11,031	€739,086
Contractor's Profit (Negotiated at 5-10%)	10%	€2,915,522
Subtotal: Development Costs	€477,623	€32,000,758

3. Summary of Total Proposed Transfer Price

Note: Value Added Tax (VAT) is applied at 13.5% on the construction/development portion only.

Final Cost Heading	Calculation Basis	Amount
Total Land Cost (From Section 1)	Capped at EUV ¹¹	€104,400
Total Development Cost (From Section 2)	Certified Costs	€32,000,758

¹¹ Existing Use Value

VAT on Development Costs	9% of	€2,889,464
Total Part V Transfer Price	Combined Total	€32,890,222
Average Unit Cost to Local Authority		€520,750

4. Certification and Validation

The Applicant acknowledges that:

The land cost is based on the Existing Use Value plus any interest incurred, as per the 2000 Act (Section 96(7)).

All construction costs are subject to final verification by a Chartered Quantity Surveyor (RICS/SCSI).

The final 'Transfer Price' will be formally agreed upon completion, based on indexed construction costs at that time.

5. Notes on Methodology

Site Value: Under Part V, the developer is not entitled to 'Development Value' (the value of the land with planning permission). They are only entitled to what they paid for it (plus interest) or the existing use value at the time of purchase.

Excluded Costs: Marketing, sales commissions, and advertising for the private units are strictly excluded from the Part V calculation.

Levies: Development contributions (Section 48/49) are *typically* waived for Part V units or credited back to the Applicant by the Council [TBC]

Compliance Folder

In support of the Form 4 cost methodology, herewith a 'Compliance Folder'

This documentation proves the figures cited in our breakdown are authentic and legally sound under the Planning and Development Act

The list of specific documents required to accompany our Part V proposal

Required Documentation Checklist

1. Proof of Ownership & Land Value

Land Registry Folios & Maps: To confirm the legal boundaries and current ownership. ☐

Original Contract for Sale: To verify the purchase price and date (this determines if you fall under the 10% or 20% rule) ☐

Valuation Report: A report from a qualified valuer stating the Existing Use Value (EUV) of the land (e.g., its value as agricultural land before planning permission was granted) ☐

2. Construction & Technical Validation

BCMS (Building Control Management System) Notices: To prove the commencement of the units. ☐

Detailed Schedule of Areas: A spreadsheet from your Architect showing Gross Floor Area (GFA) and Net Internal Area (NIA) for every Part V unit ☐

Quantity Surveyor's (QS) Cost Plan: A detailed elemental breakdown of construction costs, specifically isolating the costs for the Part V units ☐

Site Layout Plan: Color-coded to identify the Part V units (referred to as the 'Part V Compliance Map') * ☐

3. Statutory & Financial Documents

Tax Clearance Certificate: For the applicant / developer ☐

Professional Indemnity Insurance: For the design team (Architect, QS, Engineers) responsible for the costings. ☐

Evidence of Finance: A letter from your lender or bank confirming the availability of funds to complete the Part V units ☐

Section 48/49 Calculations: A statement showing the development contributions applicable to the site (the Part V portion is usually exempt) ☐

****All Documents to be provided post planning ****

* Important Note on 'Pepper-Potting'

Local Authorities respect the requirement for social integration. Ensure your drawings show that the Part V units are not clustered in one corner of the site but are distributed throughout

This is an important consideration during the pre-planning stage.

The 'Agreement in Principle' Process

Step	Action	Responsibility
1	Submit Part V Compliance Proposal with the Planning Application	Applicant
2	Local Authority issues 'Grant of Permission' with a Part V Condition	Planning Authority
3	Applicant enters formal negotiations with the Housing Department	Both Parties
4	Section 96 Agreement is signed (this is the legal contract)	Solicitors
5	Construction begins and units are transferred at completion	Applicant

Appendix 3

Part V Outline Specification

Specification for each house type			
Development Address	Confey, Leixlip, Co. Kildare.		
No. Of Beds	1, 2 & 3 beds		
Size [sqm]			
The following details must be provided			
Building Structure [please select]	Masonry	Timber Frame	Other [Specify here]
	☐	☐	☐

Windows [PVC preferred]	Timber	Aluminium	PVC	Aluclad	Other [Specify here]
	☐	☐	☒	☐	☐
NOTE ALL first-floor windows and above ensure safety restrictors are present and that windows are not lockable					

Internal	
NOTE All floor tiles to comply with current regulation slip resistance rating	
Tiled Floor finishes ¹² to be provided in the areas below	
Main Shower	☐
Kitchen [to include dining room area if within the same room space]	☒
Utility room	☒
WC	☒
Ensuite [where provided]	☐
Accessible toilet	☒
All other floors to be skimmed concrete finish	☐
Tiled Wall Finishes required in the areas below	
To all areas	☐ NOTE Entire area should have a tanking system applied After tiling a silicone bead is to be applied in corners and where wall tiles meet floor tiles to prevent leaks
	☐ Ensure that ALL splash back edge, electrical switches and sockets to be sealed with waterproof sealant
	☐ Tiled splashbacks above WHB should cover the width of the basin and approx. 300mm in height Works should be trimmed with tile trim and a bead of silicone applied between WHB and base of tiles
Kitchen	splashback

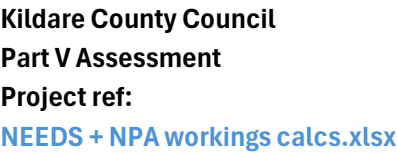
¹² Part M s.1.4, BS 7976, BS8300 Annex E: < **PTV 36+ wet**

Main Shower	
Ensuite [where provided]	splashback above WHB and around shower area [where provided]
Accessible toilet	tiled splashback above WHB
Main Shower	[No bath] Bath provided with bath screen Shower unit [enclosed shower screen to be installed] Shaver lights Mirror Towel rail radiator Level access shower [Ground Floor units only] High adjustable shower head within shower unit
En-suite	Shower unit, enclosed shower screen to be installed (where applicable) Shaver lights Mirror Towel rail radiator High adjustable shower head within shower unit
WC	Mirror to be provided over WHB
Room	Specification
Kitchen	TBC

Other provisions		
	☒	All external doors to be fitted with thumb turn locks
	☐	If front door does not have a letter box a letter box is to be provided
	☒	All internal doors to be of solid timber construction [no glass]
	☒	All internal doors to be provided with door stops
	☒	Internal doors into WCs, Shower rooms and en-suites to be fitted with thumb turn locks
	☒	All isolation valves in Hot press/control rooms must be clearly tagged
	☒	All Kitchen/Utility room isolation switches to be clearly labelled
	☒	Kitchen Extractor fans to be fitted in Kitchen above hob
	☒	Fire blanket (1.2 x 1.8) to be fitted in kitchen at head height in clear view
Attic	Note Attics not to be floored unless planning application indicates attic storage to comply with CDP storage provisions Walkway to water tank from attic hatch to be provided to access all side of the water tank Provide a electrical light and switch within the attic space	
External	☒	Side Gate [where applicable]
	☒	Front and rear external lighting
	☒	Rear garden – topsoil raked and seeded for lawn
	☒	Front garden – topsoil raked and seeded for lawn
	☒	Preference for ‘Hit & Miss’ type fencing as opposed to shiplap fencing
Safety File	Should be sufficiently compiled with all requisite documents as follows	

[see attached Safety File spec]		
	☒	Testing Certificates
	☒	O & M Manuals
	☒	Details of all subcontractors and their input
	☒	Prompt delivery of safety file to the Council on completion of project (required prior to closing)
	☒	Developer to provide an induction to the first tenant at the time of handover of the safety file
	☒	There should be separate safety file for each house
	☒	Certification for the fire / separating wall
Services		Provide details on
		Note heat pumps are to be sited away from the house structure [to negate against vibrations and noise]
	☐	Primary heating [Where unit has chimney, survey report & dvd to be furnished, Certification of smoke test required]
	☒	Please provide commissioning certification and proof of warranty for heating system installation
	☒	Renewable technology- air to water heat pump
	☒	Ventilation
Alarms	☒	Smoke Alarms to be provided as [per current electrical regulations]
	☒	Carbon Monoxide Alarms to be provided [per current electrical regulations]
	☒	Do not wire up for intruder alarm unless already present.
	☐	Wired in interconnected smoke / heat / fire alarms throughout as per current electrical regulations
	☒	Carbon monoxide Alarm in areas required as per current electrical regulations
Important	☒	Certification of Compliance with all aspects of the Building Regulations to be provided
Post Sale Closure		Clerk of Works or KCC representative should be presented with one <i>clearly tagged</i> key for the front door [two if front door is shared door to multi-unit] All other keys are to be <i>clearly tagged</i> and left in the top drawer of the kitchen

While every care has been taken in the preparation of this Part V Compliance template, the Offices of the Kildare County Council assume no responsibility for and gives no guarantees concerning the accuracy, completeness or up to date nature of the information provided and accepts no liability arising from any errors or omissions.
Please notify any errors, omissions and comments by email to partvteam@kildarecoco.ie



total NPA Part V houses + apartments	6,747.96
total site area	60,226.00
Apartment-Exclusive Area	18,133.00
Net Plot Area of all houses	18,700.90
total floor area of all apartments	15,783.60

APARTMENTS	
Apartment as % of NPA of site	15.60%

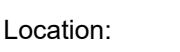
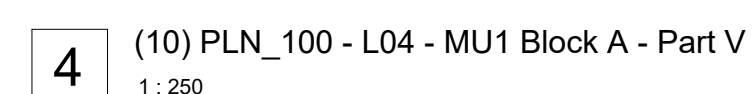
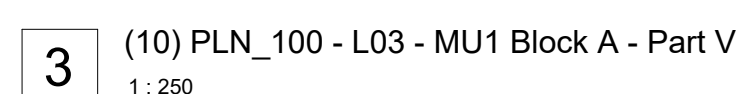
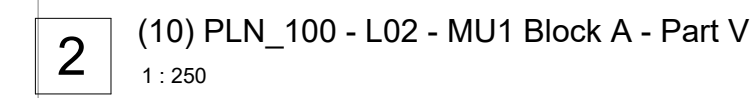
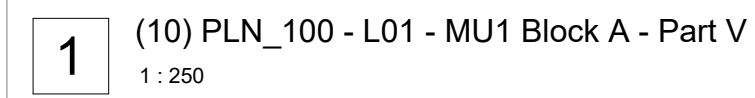
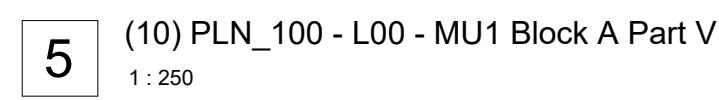
equivalent NPA of apartments	5,746.09
ratio of plot area to floor area	1.15
total floor area of all apartments	15,783.60
<i>Apartment-Exclusive</i> Area	18,133.00
total floor area of Part V apartments	5,001.60

unit count	Type	Typology	S/A	UD	Part V	unit id Houses			Type	Typology	S/A	UD	Part V	unit id Apartments			
1	H6	4B7P	Select from...	Select fr	Select from...	1.07	net	plot area [sqm]	200.97	2.2	2B3P	Social	Select from...	Yes	A1.01.001	net floor area [sqm]	72.30
2	H6	4B7P	Select from...	Select fr	Select from...	1.08	net	plot area [sqm]	185.86	2.3	2B4P	Social	Select from...	Yes	A1.01.002	net floor area [sqm]	75.40
3	H6	4B7P	Select from...	Select fr	Select from...	1.09	net	plot area [sqm]	185.86	2.3	2B4P	Social	Select from...	Yes	A1.01.003	net floor area [sqm]	75.40
4	H6	4B7P	Select from...	Select fr	Select from...	1.10	net	plot area [sqm]	198.94	1.1	1B2P	Social	Yes	Yes	A1.01.004	net floor area [sqm]	52.10
5	H4	4B7P	Select from...	Select fr	Select from...	1.11	net	plot area [sqm]	270.18	2.1	2B3P	Social	Select from...	Yes	A1.01.005	net floor area [sqm]	72.30
6	H1.L	3B5P	Select from...	Select fr	Select from...	1.12	net	plot area [sqm]	177.74	1.1	1B2P	Social	Yes	Yes	A1.01.006	net floor area [sqm]	52.10
7	H1.L	3B5P	Select from...	Select fr	Select from...	1.13	net	plot area [sqm]	172.43	1.1	1B2P	Social	Yes	Yes	A1.01.007	net floor area [sqm]	52.10
8	H1.L	3B5P	Select from...	Select fr	Select from...	1.14	net	plot area [sqm]	163.91	2.3	2B4P	Social	Select from...	Yes	A1.01.008	net floor area [sqm]	75.40
9	H1	3B5P	Select from...	Select fr	Select from...	1.15	net	plot area [sqm]	159.52	2.3	2B4P	Social	Select from...	Yes	A1.01.009	net floor area [sqm]	75.40
10	H1	3B5P	Select from...	Select fr	Select from...	1.16	net	plot area [sqm]	147.90	1.1	1B2P	Social	Yes	Yes	A1.01.010	net floor area [sqm]	52.10
11	H1	3B5P	Select from...	Select fr	Select from...	1.17	net	plot area [sqm]	145.81	1.1	1B2P	Social	Yes	Yes	A1.01.011	net floor area [sqm]	52.10
12	H4	4B7P	Select from...	Select fr	Select from...	1.18	net	plot area [sqm]	263.84	1.1	1B2P	Select from...	Select from...	Select from...	A3.01.001	net floor area [sqm]	52.10
13	H3	4B8P	Select from...	Select fr	Select from...	1.19	net	plot area [sqm]	211.93	2.3	2B4P	Select from...	Select from...	Select from...	A3.01.002	net floor area [sqm]	75.40
14	H3	4B8P	Select from...	Select fr	Select from...	1.20	net	plot area [sqm]	204.40	2.3	2B4P	Select from...	Select from...	Select from...	A3.01.003	net floor area [sqm]	75.40
15	H3	4B8P	Select from...	Select fr	Select from...	1.21	net	plot area [sqm]	200.76	1.1	1B2P	Select from...	Yes	Select from...	A3.01.004	net floor area [sqm]	52.10
16	H3	4B8P	Select from...	Select fr	Select from...	1.22	net	plot area [sqm]	197.12	1.1	1B2P	Select from...	Yes	Select from...	A3.01.005	net floor area [sqm]	52.10
17	H3	4B8P	Select from...	Select fr	Select from...	2.05	net	plot area [sqm]	207.64	1.1	1B2P	Select from...	Yes	Select from...	A3.01.006	net floor area [sqm]	52.10
18	H3	4B8P	Select from...	Select fr	Select from...	2.06	net	plot area [sqm]	195.52	2.3	2B4P	Select from...	Select from...	Select from...	A3.01.007	net floor area [sqm]	75.40
19	H3	4B8P	Select from...	Select fr	Select from...	2.07	net	plot area [sqm]	185.25	2.3	2B4P	Select from...	Select from...	Select from...	A3.01.008	net floor area [sqm]	75.40
20	H3	4B8P	Select from...	Select fr	Select from...	2.08	net	plot area [sqm]	212.70	1.1	1B2P	Select from...	Yes	Select from...	A3.01.009	net floor area [sqm]	52.10
21	H5	4B7P	Select from...	Select fr	Select from...	2.09	net	plot area [sqm]	254.23	3.2	3B5P	Social	Select from...	Yes	A2.01.01	net floor area [sqm]	120.00
22	H1.L	3B5P	Select from...	Select fr	Select from...	2.11	net	plot area [sqm]	158.56	3.2	3B5P	Social	Select from...	Yes	A2.01.02	net floor area [sqm]	120.00
23	H1.L	3B5P	Select from...	Select fr	Select from...	2.12	net	plot area [sqm]	161.07	3.2	3B5P	Social	Select from...	Yes	A2.01.03	net floor area [sqm]	120.00
24	H2.L	4B7P	Select from...	Select fr	Select from...	2.13	net	plot area [sqm]	205.80	3.2	3B5P	Social	Select from...	Yes	A2.01.04	net floor area [sqm]	120.00
25	H2.L	4B7P	Select from...	Select fr	Select from...	2.14	net	plot area [sqm]	196.58	1.3	1B2P	Select from...	Yes	Select from...	A4.01.05	net floor area [sqm]	66.80
26	H2	4B7P	Select from...	Select fr	Select from...	2.15	net	plot area [sqm]	190.30	1.3	1B2P	Select from...	Yes	Select from...	A4.01.06	net floor area [sqm]	66.80
27	H4	4B7P	Select from...	Select fr	Select from...	3.07	net	plot area [sqm]	254.96	1.3	1B2P	Select from...	Yes	Select from...	A4.01.07	net floor area [sqm]	66.80
28	H1	3B5P	Affordable	Select fr	Yes	3.08	net	plot area [sqm]	161.43	1.3	1B2P	Select from...	Yes	Select from...	A4.01.08	net floor area [sqm]	66.80
29	H1	3B5P	Affordable	Select fr	Yes	3.09	net	plot area [sqm]	168.27	2.2	2B3P	Social	Select from...	Yes	A1.02.001	net floor area [sqm]	72.30
30	H1	3B5P	Affordable	Select fr	Yes	3.10	net	plot area [sqm]	179.35	2.3	2B4P	Social	Select from...	Yes	A1.02.002	net floor area [sqm]	75.40
31	H1.L	3B5P	Select from...	Select fr	Select from...	3.11	net	plot area [sqm]	174.81	2.3	2B4P	Social	Select from...	Yes	A1.02.003	net floor area [sqm]	75.40
32	H1.L	3B5P	Select from...	Select fr	Select from...	3.12	net	plot area [sqm]	172.21	1.1	1B2P	Social	Yes	Yes	A1.02.004	net floor area [sqm]	52.10
33	H1.L	3B5P	Select from...	Select fr	Select from...	3.13	net	plot area [sqm]	174.45	2.1	2B3P	Social	Select from...	Yes	A1.02.005	net floor area [sqm]	72.30
34	H1.L	3B5P	Select from...	Select fr	Select from...	3.16	net	plot area [sqm]	171.14	1.1	1B2P	Social	Yes	Yes	A1.02.006	net floor area [sqm]	52.10
35	H1.L	3B5P	Select from...	Select fr	Select from...	3.17	net	plot area [sqm]	171.14	1.1	1B2P	Social	Yes	Yes	A1.02.007	net floor area [sqm]	52.10
36	H1.L	3B5P	Select from...	Select fr	Select from...	3.18	net	plot area [sqm]	176.08	2.3	2B4P	Social	Select from...	Yes	A1.02.008	net floor area [sqm]	75.40
37	H2.L	4B7P	Select from...	Select fr	Select from...	3.19	net	plot area [sqm]	193.63	2.3	2B4P	Social	Select from...	Yes	A1.02.009	net floor area [sqm]	75.40
38	H2.L	4B7P	Select from...	Select fr	Select from...	3.20	net	plot area [sqm]	187.73	1.1	1B2P	Social	Yes	Yes	A1.02.010	net floor area [sqm]	52.10
39	H4	4B7P	Select from...	Select fr	Select from...	3.21	net	plot area [sqm]	311.96	1.1	1B2P	Social	Yes	Yes	A1.02.011	net floor area [sqm]	52.10
40	H4	4B7P	Select from...	Select fr	Select from...	4.01	net	plot area [sqm]	226.71	1.1	1B2P	Select from...	Yes	Select from...	A3.02.001	net floor area [sqm]	52.10
41	H1.L	3B5P	Select from...	Select fr	Select from...	4.02	net	plot area [sqm]	166.82	2.3	2B4P	Select from...	Select from...	Select from...	A3.02.002	net floor area [sqm]	75.40
42	H1.L	3B5P	Select from...	Select fr	Select from...	4.03	net	plot area [sqm]	166.82	2.3	2B4P	Select from...	Select from...	Select from...	A3.02.003	net floor area [sqm]	75.40
43	H1.L	3B5P	Select from...	Select fr	Select from...	4.04	net	plot area [sqm]	166.82	1.1	1B2P	Select from...	Yes	Select from...	A3.02.004	net floor area [sqm]	52.10
44	H2	4B7P	Select from...	Select fr	Select from...	4.07	net	plot area [sqm]	175.25	1.1	1B2P	Select from...	Yes	Select from...	A3.02.005	net floor area [sqm]	52.10
45	H2	4B7P	Select from...	Select fr	Select from...	4.08	net	plot area [sqm]	175.25	1.1	1B2P	Select from...	Yes	Select from...	A3.02.006	net floor area [sqm]	52.10
46	H1.L	3B5P	Select from...	Select fr	Select from...	4.09	net	plot area [sqm]	165.27	2.3	2B4P	Select from...	Select from...	Select from...	A3.02.007	net floor area [sqm]	75.40
47	H1.L	3B5P	Select from...	Select fr	Select from...	4.10	net	plot area [sqm]	166.09	2.3	2B4P	Select from...	Select from...	Select from...	A3.02.008	net floor area [sqm]	75.40
48	H4	4B7P	Select from...	Select fr	Select from...	4.11	net	plot area [sqm]	226.71	1.1	1B2P	Select from...	Yes	Select from...	A3.02.009	net floor area [sqm]	52.10
49	H1	3B5P	Select from...	Select fr	Select from...	5.02	net	plot area [sqm]	150.61	3.1	3B6P	Select from...	Select from...	Select from...	A4.02.001	net floor area [sqm]	129.00
50	H1	3B5P	Select from...	Select fr	Select from...	5.03	net	plot area [sqm]	147.04	3.1	3B6P	Select from...	Select from...	Select from...	A4.02.002	net floor area [sqm]	129.00
51	H1	3B5P	Select from...	Select fr	Select from...	5.04	net	plot area [sqm]	143.19	3.1	3B6P	Select from...	Select from...	Select from...	A4.02.003	net floor area [sqm]	129.00
52	H1.L	3B5P	Select from...	Select fr	Select from...	5.05	net	plot area [sqm]	180.02	3.1	3B6P	Select from...	Select from...	Select from...	A4.02.004	net floor area [sqm]	129.00
53	H1.L	3B5P	Select from...	Select fr	Select from...	5.06	net	plot area [sqm]	178.40	2.2	2B3P	Social	Select from...	Yes	A1.03.001	net floor area [sqm]	72.30
54	H1.L	3B5P	Select from...	Select fr	Select from...	5.07	net	plot area [sqm]	180.32	3.3	3B5P	Social	Select from...	Yes	A1.03.002	net floor area [sqm]	116.00
55	H4	4B7P	Select from...	Select fr	Select from...	5.08	net	plot area [sqm]	289.44	3.3	3B5P	Social	Select from...	Yes	A1.03.003	net floor area [sqm]	116.00
56	H4	4B7P	Select from...	Select fr	Select from...	5.09	net	plot area [sqm]	288.77	2.4	2B4P	Social	Select from...	Yes	A1.03.004	net floor area [sqm]	103.00
57	H1	3B5P	Select from...	Select fr	Select from...	5.10	net	plot area [sqm]	156.60	2.1	2B3P	Social	Select from...	Yes	A1.03.005	net floor area [sqm]	72.30
58	H1	3B5P	Select from...	Select fr	Select from...	5.11	net	plot area [sqm]	162.90	2.4	2B4P	Social	Select from...	Yes	A1.03.006	net floor area [sqm]	103.00
59	H2.L	4B7P	Select from...	Select fr	Select from...	5.12	net	plot area [sqm]	195.17	2.4	2B4P	Social	Select from...	Yes	A1.03.007	net floor area [sqm]	103.00
60	H2.L	4B7P	Select from...	Select fr	Select from...	5.13	net	plot area [sqm]	190.17	3.3	3B5P	Social	Select from...	Yes	A1.03.008	net floor area [sqm]	116.00
61	H1.L	3B5P	Select from...	Select fr	Select from...	5.14	net	plot area [sqm]	177.21	3.3	3B5P	Social	Select from...	Yes	A1.03.009	net floor area [sqm]	116.00
62	H1.L	3B5P	Select from...	Select fr	Select from...	5.15	net	plot area [sqm]	177.21	2.4	2B4P	Social	Select from...	Yes	A1.03.010	net floor area [sqm]	103.00
63	H1.L	3B5P	Select from...	Select fr	Select from...	5.16	net	plot area [sqm]	185.75	2.4	2B4P	Social	Select from...	Yes	A1.03.011	net floor area [sqm]	103.00
64	H2.L	4B7P	Select from...	Select fr	Select from...	5.18	net	plot area [sqm]	200.77	1.1	1B2P	Select from...	Yes	Select from...	A3.03.001	net floor area [sqm]	52.10
65	H2	4B7P	Select from...	Select fr	Select from...	5.19	net	plot area [sqm]	185.69	2.3	2B4P	Select from...	Select from...	Select from...	A3.03.002	net floor area [sqm]	75.40
66	H2	4B7P	Select from...	Select fr	Select from...	5.20	net	plot area [sqm]	172.71	2.3	2B4P	Select from...	Select from...	Select from...	A3.03.003	net floor area [sqm]	75.40
67	H1.L	3B5P	Select from...	Select fr	Select from...	5.21	net	plot area [sqm]	169.46	1.1	1B2P	Select from...	Yes	Select from...	A3.03.004	net floor area [sqm]	52.10
68	H1.L	3B5P	Select from...	Select fr	Select from...	5.22	net	plot area [sqm]	164.02	1.1	1B2P	Select from...	Yes	Select from...	A3.03.005	net floor area [sqm]	52.10
69	H4	4B7P	Select from...	Select fr	Select from...	5.23	net	plot area [sqm]	247.64	1.1	1B2P	Select from...	Yes	Select from...	A3.03.006	net floor area [sqm]	52.10
70	H1	3B5P	Select from...	Select fr	Select from...	6.01	net	plot area [sqm]	146.97	2.3	2B4P	Select from...	Select from...	Select from...	A3.03.007	net floor area [sqm]	75.40
71	H1	3B5P	Select from...	Select fr	Select from...	6.02	net	plot area [sqm]	146.44	2.3	2B4P	Select from...	Select from...	Select from...	A3.03.008	net floor area [sqm]	75.40
72	H1	3B5P	Select from...	Select fr	Select from...	6.03	net	plot area [sqm]	152.15	1.1	1B2P	Select from...	Yes	Select from...	A3.03.009	net floor area [sqm]	52.10
73	H1.L	3B5P	Select from...	Select fr	Select from...	6.04	net	plot area [sqm]	161.68	2.4	2B4P	Select from...	Select from...	Select from...	A3.04.001	net floor area [sqm]	103.00
74	H1.L	3B5P	Select from...	Select fr	Select from...	6.05	net	plot area [sqm]	170.49	3.3	3B5P	Select from...	Select from...	Select from...	A3.04.002	net floor area [sqm]	116.00
75	H1.L	3B5P	Select from...	Select fr	Select from...	6.13	net	plot area [sqm]	149.27	3.3	3B5P	Select from...	Select from...	Select from...	A3.04.003	net floor area [sqm]	116.00
76	H1.L	3B5P	Select from...	Select fr	Select from...	6.14	net	plot area [sqm]	149.27	2.4	2B4P	Select from...	Select from...	Select from...	A3.04.004	net floor area [sqm]	103.00
77	H1.L	3B5P	Select from...	Select fr	Select from...	6.15	net	plot area [sqm]	149.27	2.4	2B4P	Select from...	Select from...	Select from...	A3.04.005	net floor area [sqm]	103.00
78	H4	4B7P	Select from...	Select fr	Select from...	6.16	net	plot area [sqm]	237.40	2.4	2B4P	Select from...	Select from...	Select from...	A3.04.006	net floor area [sqm]	103.00
79	H2.L	4B7P	Select from...	Select fr	Select from...	7.01	net	plot area [sqm]	189.97	3.3	3B5P	Select from...	Select from...	Select from...	A3.04.007	net floor area [sqm]	116.00
80	H2.L	4B7P	Select from...	Select fr	Select from...	7.02	net	plot area [sqm]	184.35	3.3	3B5P	Select from...	Select from...	Select from...	A3.04.008	net floor area [sqm]	116.00
81	H2.L	4B7P	Select from...	Select fr	Select from...	7.03	net	plot area [sqm]	192.25	2.4	2B4P	Select from...	Select from...	Select from...	A3.04.009	net floor area [sqm]	103.00
82	H1.L	3B5P	Select from...	Select fr	Select from...	7.04	net	plot area [sqm]	155.29	D1 (Lower)	2B4P	Select from...	Yes	Select from...	2.2a net floor area [sqm]	87.40	
83	H1.L	3B5P															

86	H6	4B7P	Select from...	Select fr	Select from...	7.08	net plot area [sqm]	172.92	D1 (Lower)	2B4P	Select from...	Yes	Select from...	8.10a	net floor area [sqm]	87.40
87	H6	4B7P	Select from...	Select fr	Select from...	7.09	net plot area [sqm]	181.08	D1 (Upper)	3B5P	Select from...	Select from...	Select from...	8.10b	net floor area [sqm]	125.80
88	H1	3B5P	Select from...	Select fr	Select from...	7.10	net plot area [sqm]	144.76	D1 (Lower)	2B4P	Select from...	Yes	Select from...	8.11a	net floor area [sqm]	87.40
89	H1	3B5P	Select from...	Select fr	Select from...	7.11	net plot area [sqm]	140.78	D1 (Upper)	3B5P	Select from...	Select from...	Select from...	8.11b	net floor area [sqm]	125.80
90	H1	3B5P	Select from...	Select fr	Select from...	7.12	net plot area [sqm]	153.36	D2 (Lower)	2B4P	Select from...	Yes	Select from...	1.2a	net floor area [sqm]	94.40
91	H1	3B5P	Affordable	Select fr	Yes	8.02	net plot area [sqm]	161.75	D2 (Upper)	3B5P	Select from...	Select from...	Select from...	1.2b	net floor area [sqm]	128.50
92	H1	3B5P	Affordable	Select fr	Yes	8.03	net plot area [sqm]	161.75	D2 (Lower)	2B4P	Select from...	Yes	Select from...	1.3a	net floor area [sqm]	94.40
93	H1	3B5P	Affordable	Select fr	Yes	8.04	net plot area [sqm]	169.33	D2 (Upper)	3B5P	Select from...	Select from...	Select from...	1.3b	net floor area [sqm]	128.50
94	H1.L	3B5P	Select from...	Select fr	Select from...	8.05	net plot area [sqm]	168.22	D2 (Lower)	2B4P	Select from...	Yes	Select from...	1.4a	net floor area [sqm]	94.40
95	H1.L	3B5P	Select from...	Select fr	Select from...	8.06	net plot area [sqm]	172.44	D2 (Upper)	3B5P	Select from...	Select from...	Select from...	1.4b	net floor area [sqm]	128.50
96	H1.L	3B5P	Select from...	Select fr	Select from...	8.07	net plot area [sqm]	172.44	D2 (Lower)	2B4P	Select from...	Yes	Select from...	1.5a	net floor area [sqm]	94.40
97	H4	4B7P	Select from...	Select fr	Select from...	8.08	net plot area [sqm]	276.32	D2 (Upper)	3B5P	Select from...	Select from...	Select from...	1.5b	net floor area [sqm]	128.50
98	H6	4B7P	Select from...	Select fr	Select from...	8.14	net plot area [sqm]	181.54	D2 (Lower)	2B4P	Affordable	Yes	Yes	3.2a	net floor area [sqm]	94.40
99	H6	4B7P	Select from...	Select fr	Select from...	8.15	net plot area [sqm]	181.54	D2 (Upper)	3B5P	Affordable	Select from...	Yes	3.2b	net floor area [sqm]	128.50
100	H6	4B7P	Select from...	Select fr	Select from...	8.16	net plot area [sqm]	181.54	D2 (Lower)	2B4P	Affordable	Yes	Yes	3.3a	net floor area [sqm]	94.40
101	H6	4B7P	Select from...	Select fr	Select from...	8.17	net plot area [sqm]	187.31	D2 (Upper)	3B5P	Affordable	Select from...	Yes	3.3b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Affordable	Yes	Yes	3.4a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Affordable	Select from...	Yes	3.4b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Affordable	Yes	Yes	3.5a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Affordable	Select from...	Yes	3.5b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	6.10a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	6.10b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	6.7a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	6.7b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	6.8a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	6.8b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	6.9a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	6.9b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	7.14a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	7.14b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	7.15a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	7.15b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	7.16a	net floor area [sqm]	94.40
									D2 (Upper)	3B5P	Select from...	Select from...	Select from...	7.16b	net floor area [sqm]	128.50
									D2 (Lower)	2B4P	Select from...	Yes	Select from...	7.17a	net floor area [sqm]	94.40
									D2 (upper)	3B5P	Select from...	Select from...	Select from...	7.17b	net floor area [sqm]	128.50
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	1.23a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	1.23b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	2.10a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	2.10b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Affordable	Select from...	Yes	3.1a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Affordable	Select from...	Yes	3.1b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	3.14a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	3.14b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Affordable	Select from...	Yes	3.6a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Affordable	Select from...	Yes	3.6b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	4.5a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	4.5b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Select from...	Select from...	5.1a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	5.1b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Select from...	Select from...	6.11a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	6.11b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	6.12a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	6.12b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Select from...	Select from...	6.6a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	6.6b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Select from...	Select from...	7.13a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	7.13b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Select from...	Select from...	7.18a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	7.18b	net floor area [sqm]	130.10
									D3 (Lower)	2B4P	Select from...	Yes	Select from...	8.9a	net floor area [sqm]	93.00
									D3 (Upper)	3B5P	Select from...	Select from...	Select from...	8.9b	net floor area [sqm]	130.10
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	1.1a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	1.1b	net floor area [sqm]	130.20
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	1.6a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	1.6b	net floor area [sqm]	130.20
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	2.1a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	2.1b	net floor area [sqm]	130.20
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	2.4a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	2.4b	net floor area [sqm]	130.20
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	8.12a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	8.12b	net floor area [sqm]	130.20
									D4 (Lower)	3B5P	Select from...	Select from...	Select from...	8.13a	net floor area [sqm]	95.10
									D4 (Upper)	3B5P	Select from...	Select from...	Select from...	8.13b	net floor area [sqm]	130.20
									W1 (Lower)	1B2P	Social	Select from...	Yes	3.15a	net floor area [sqm]	54.10
									W1 (Mid)	1B2P	Social	Select from...	Yes	3.15b	net floor area [sqm]	48.80
									W1 (Upper)	1B2P	Social	Select from...	Yes	3.15c	net floor area [sqm]	58.80
									W1 (Lower)	1B2P	Social	Select from...	Yes	4.6a	net floor area [sqm]	54.10
									W1 (Mid)	1B2P	Social	Select from...	Yes	4.6b	net floor area [sqm]	48.80
									W1 (Upper)	1B2P	Social	Select from...	Yes	4.6c	net floor area [sqm]	58.80
									W1 (Lower)	1B2P	Social	Select from...	Yes	5.17a	net floor area [sqm]	54.10
									W1 (Mid)	1B2P	Social	Select from...	Yes	5.17b	net floor area [sqm]	48.80
									W1 (Upper)	1B2P	Social	Select from...	Yes	5.17c	net floor area [sqm]	58.80
									W1 (Lower)	1B2P	Social	Select from...	Yes	8.1a	net floor	



The developer to provide a schedule of the plot sizes for each house i.e., the area of land the house sits on, plus the back garden, the front garden and any parking spaces allocated for the exclusive use of the house. All houses in the development have equal access to the roads and green spaces, therefore plot sizes can be used as a proxy for the entire site.



Status:

PLANNING

Revision History:

P01 Issued for Planning

Checked: DM

/2028 JL

Project

Confey Phase 1a LRD

Client:

Vanisland Limited

File Title:

Part V Location Plan - MU1

File ID:

2583-HWS-SWD-XX-D-A-10110

Revision:

201



N

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.

The redline boundary shown is based upon OS information and is therefore indicative. Its precise location and relationship to Land Registry, land title and or land ownership information is subject to confirmation from the client, and or landowner. Howells take no responsibility for the precise location of legal boundaries indicated on this drawing and advise that a separate drawing is created by a specialist survey in order to establish such ownership and or legal boundaries.

Key:

Application Site Boundary

Proposed Part V - Affordable Units

Proposed Part V - Social Units

House Plot Areas

Apartment Exclusive Plot Areas

Wayleave

Schedule:

Unit Type	1B2P	2B3P	2B4P	3B5P
MU1 Apt	10	6	13	4
MU1 Dup	-	-	-	4
House	-	-	-	6
Wakeup	12	-	-	-
Duplex	-	-	6	6
Sub Total	22	6	19	20
	33%	9%	28%	30%
Site Total	67			

Please refer to drawings 10112 and 10113 for Part V Location Plans.

0m12.5m25m37.5m50m @ 1:500

Location:

Status:

PLANNING

Revision History:

P01 Issued for Planning

12/06/2026 JL

Checked: DM

Project

Confey Phase 1a LRD

Client

Vanisland Limited

File Title:

Part V Site Plan

File ID:

2583-HWS-SWD-XX-D-A-10113

Scale: 1 : 500 @A0

Revision:

P01

Howells



Comhairle Contae Chill Dara

Kildare County Council

Date: 22/6/26

Ballymore Homes Ltd.
One Royal Canal House,
Royal Canal Park, Dublin 15

Planning Ref. Confey Phase 1A LRD Scheme – LRD2025009 (Vanisland Ltd)

Re: Part V Engagement Letter

To whom it may concern,

Kildare County Council confirms that it has engaged with the applicant in relation to a proposal to satisfy the Part V requirement through the provision of units on site, in accordance with Section 96(3)(b)(i) of the Act (i.e. the building and transfer, on completion, of residential units to the ownership of the Planning Authority).

Based on the information submitted and discussions to date, the Council is satisfied that the proposed approach to meeting the 20% Part V obligation is acceptable in principle, subject to:

- The details of the proposal being clearly set out and incorporated within the planning application;
- Full planning assessment of the application and compliance with all applicable planning policies, standards and conditions; and
- Agreement on full technical, financial and legal matters, including valuation, unit specification and transfer arrangements.

On that basis, and without prejudice to the outcome of the planning process or to the detailed assessment of costs and other matters, the Council would be in a position to agree a Part V Agreement in principle, based on the submitted approach.

For the avoidance of doubt, this letter:

- does not constitute a Part V Agreement,
- does not represent acceptance of detailed unit mix, costs or valuations, and
- is provided solely to confirm that engagement has taken place and that the proposed mechanism for delivery is acceptable in principle at this stage.

The formal Part V Agreement will be subject to further detailed review and will be finalised separately in advance of commencement of development, in accordance with the relevant statutory requirements.

If you have any queries in relation to the above, please contact the undersigned.

Yours sincerely,

John Healy
Senior Executive Engineer
Housing / Part V Section
Kildare County Council