

John Crean

From: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Sent: 12 August 2025 15:45
To: John Crean
Cc: Alison O'Rourke; Liam De Barra
Subject: RE: Planning Application - Ballyvolane

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Hi John ,

Apologies for the delay in coming back to you as I was on leave.

On the assumption that the development can qualify for the reduced 10% Part V requirement (as was the case for the SHD permission) the proposal is acceptable in principle subject to final agreement, should planning permission be granted.

Regards,

[Kieran O'Keeffe]
Senior Staff Officer | Housing Delivery & Regeneration

+353 21 492 4583

kieran_okeeffe@corkcity.ie

Housing Directorate, Cork City Council, Floor 2, Civic Offices, Anglesea Street, Cork City T12 T997



From: John Crean <John.Crean@temporis.ie>
Sent: Tuesday 12 August 2025 14:58
To: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Cc: Alison O'Rourke <alison_orourke@corkcity.ie>; Liam De Barra <Liam.DeBarra@temporiscapital.com>
Subject: RE: Planning Application - Ballyvolane

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Kieran

Housing Quality Assessment attached for the houses proposed for Part V

John Crean

Head of Planning

Temporis Properties, Unit 74 Penrose Wharf, Penrose Quay, Cork, T23 HF51
Mob: +353 86 8222896 | Tel: +353 21 6017636
www.temporiscapital.com

TEMPORIS

From: John Crean
Sent: 12 August 2025 13:51
To: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Cc: Alison O'Rourke <alison_orourke@corkcity.ie>; Liam De Barra <Liam.DeBarra@temporiscapital.com>
Subject: RE: Planning Application - Ballyvolane

Kieran

Hope you are well. Just following up on this.

Are you OK with it in general as a proposal pre planning?

John Crean

Head of Planning

Temporis Properties, Unit 74 Penrose Wharf, Penrose Quay, Cork, T23 HF51
Mob: +353 86 8222896 | Tel: +353 21 6017636
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TEMPORIS

From: John Crean
Sent: 31 July 2025 11:49
To: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Cc: Alison O'Rourke <alison_orourke@corkcity.ie>; Liam De Barra <Liam.DeBarra@temporiscapital.com>
Subject: RE: Planning Application - Ballyvolane

Kieran

Hope you are well. Apologies, sent you an earlier message that I recalled as it had an error.

We are getting close to closing off layout discussions with planning at present on the Next Phase of our lands up in Ballyvolane (current layout attached).

We are at 261 Homes in total which at 10% puts us at 26 Homes to Part V at 10%.

We have 55 apartments but would like to leave them as a separate sub phase for delivery right now so are leaving them out of calculations.

If we do this, we would be delivering all the 2 bed homes to CCC Part V and 6 of the 14 duplexes; the remainder 8 duplex are part of the Apartment Area.

This would see;

1. 6 Duplex by Bus Stop
2. Rest are houses...

On this basis we can deliver 20 of the 22 no. 2 Beds Homes and 6 duplex (to meet 10% Part V). If we have to do a higher number of Part V we would most likely have to deliver 3 Bed terraces. The 3 Beds are a small bit larger than the 2 beds we are currently building.

Appreciate the explanation is a bit convoluted. Happy to chat.

John Crean

Head of Planning

Temporis Properties, Unit 74 Penrose Wharf, Penrose Quay, Cork, T23 HF51

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TEMPORIS

From: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>

Sent: 28 February 2025 15:41

To: John Crean <John.Crean@temporis.ie>

Cc: Alison O'Rourke <alison_orourke@corkcity.ie>

Subject: RE: Planning Application - Ballyvolane

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Hi John,

Alison is currently on annual leave.

We would have a preference for 1 & 2 bed units at that location.

In terms of apartments, ground floor units with walk in showers in lieu of baths would be welcome.

If you wish to discuss do not hesitate to contact me.

Regards,

[Kieran O'Keeffe]

Senior Staff Officer | Housing Delivery & Regeneration Section

+353 21 492 4583

kieran_okeeffe@corkcity.ie

Housing Directorate, Cork City Council, Floor 2, Civic Offices, Anglesea Street, Cork City T12 T997



From: John Crean <John.Crean@temporis.ie>

Sent: Thursday 27 February 2025 15:02

To: Alison O'Rourke <alison_orourke@corkcity.ie>

Cc: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>

Subject: Planning Application - Ballyvolane

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Alison

Hello, hope you are well. We are preparing a pre application submission to yourselves for another phase up in Ballyvolane which will have 256 homes.

It will have a mix of 2 and 3 bed homes primarily but there are also some 1 beds in an apartment block. Due to when the lands were purchased we still come under the 10% provision for Part V.

Do you have a preference for any particular home type?

John Crean

Head of Planning

Temporis Properties, Unit 74 Penrose Wharf, Penrose Quay, Cork, T23 HF51

Mob: +353 86 8222896 | Tel: +353 21 6017636

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Part V - Areas Schedule

Project: Longview, Ballyvolane
Number: 2326 - 701
Date: 12/08/2025

GENERAL INFORMATION									UNIT AREA			LIVING /DINING / KITCHEN AREAS		BEDROOM AREAS						SERVICE AREAS			STORAGE AREAS			PRIVATE OPEN SPACE			
PHASE	DWELLING TYPE	UNIT NUMBER	UNIT TYPE (NAME)	UNIT TYPE (BEDROOMS)	NO. OF BEDSPACES	FLOOR TO CEILING HEIGHT (m)	DUAL ASPECT	ASPECTS (ORIENTATION)	TOTAL PROPOSED AREA (m2)	MIN REQUIRED AREA (m2)	UNIT AREA OVER 10% LARGER THAN MIN	PROPOSED AREA (m2)	MIN REQUIRED AREA (m2)	BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	PROPOSED AGGREGATE BEDROOM AREA (m2)	MIN REQUIRED AGGREGATE BEDROOM AREA (m2)	BATHROOM 1 AREA (m2)	BATHROOM 2 AREA (m2)	BATHROOM 3 AREA (m2)	PROPOSED AREA (m2)	MIN REQUIRED AREA (m2)	PLOT AREA	PROPOSED GARDEN AREA (m2)	MIN REQUIRED AREA (m2)		
	Duplex Block E	E.001	K-03.1	2	3	2.70	Y	N/W	66.90	63.00		28.50	28.0	13.00	7.50				20.50	20.1	4.10				5.00	5	0.00	6.00	6
		E.002	K-04.1	2	3	2.70	Y	N/S	79.00	63.00	Y	29.30	28.0	13.00	7.50				20.50	20.1	4.10				5.30	5	0.00	6.00	6
		E.003	K-03.1	2	3	2.70	Y	N/E	66.90	63.00		28.50	28.0	13.00	7.50				20.50	20.1	4.10				5.00	5	0.00	6.00	6
		E.004	K-04.1	2	3	2.70	Y	N/S	79.00	63.00	Y	29.30	28.0	13.00	7.50				20.50	20.1	4.10				5.30	5	0.00	6.00	6
		E.005	K-03.1	2	3	2.70	Y	N/E	66.90	63.00		28.50	28.0	13.00	7.50				20.50	20.1	4.10				5.00	5	0.00	6.00	6
		E.006	K-04.1	2	3	2.70	Y	N/S	79.00	63.00	Y	29.30	28.0	13.00	7.50				20.50	20.1	4.10				5.30	5	968.00	6.00	6
	CA 02	2-002	G-02	2	3	2.7- 2.5	Y	W/E	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	120.6	41.5	30	
		2-003	G-02	2	3	2.7- 2.5	Y	W/E	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	127.3	47.7	30	
		2-006	G-02	2	3	2.7- 2.5	Y	W/E	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	152.4	72.9	30	
		2-007	G-02	2	3	2.7- 2.5	Y	W/E	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	158.7	79.2	30	
		2-010	G-02	2	3	2.7- 2.5	Y	E/W	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.7	40.0	30	
		2-011	G-02	2	3	2.7- 2.5	Y	E/W	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.7	40.0	30	
		2-014	G-02	2	3	2.7- 2.5	Y	E/W	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.7	40.0	30	
		2-015	G-02	2	3	2.7- 2.5	Y	E/W	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.7	40.0	30	
		2-016	G-02	2	3	2.7- 2.5	Y	E/W	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.7	40.0	30	
		2-036	H-02	2	3	2.7- 2.5	Y	W/E	81.00	70.00	Y	28.00	28.0	14.40	10.40				24.80	20	1.90	3.50	3.00	4.00	3	133	43.2	30	
		2-039	H-02	2	3	2.7- 2.5	Y	E/W	81.00	70.00	Y	28.00	28.0	14.40	10.40				24.80	20	1.90	3.50	3.00	4.00	3	109	43.2	30	
		2-042	G-02	2	3	2.7- 2.5	Y	S/N	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.8	40.0	30	
		2-043	G-02	2	3	2.7- 2.5	Y	S/N	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.8	40.0	30	
		2-053	G-02	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.6	40.0	30	
		2-054	G-02	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.6	40.0	30	
		2-091	G-02	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.6	40.0	30	
		2-099	G-02	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.6	40.0	30	
	CA 03	3-002	G-03	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.3	40.0	30	
		3-003	G-03	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.3	40.0	30	
		3-004	G-03	2	3	2.7- 2.5	Y	N/S	80.80	70.00	Y	29.30	28.0	13.30	11.00				24.30	20	2.70	2.80	3.60	3.00	3	119.3	40.0	30	
TOTAL			26 Units	52	78		26		2,054		23	3443.40																	
							100.00%																						
							Dual Aspect							of Units Larger than 10% Floor Area															

Longview, N7, Cork
House Type Part V - Type E004-E006 Duplex
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	79.5
No. of Units	3
Total No. of Units on-site	262
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€188,177
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€15,503
Sub Total	€203,679

Attributable Development Costs @ 25.5% of Construction Cost [3]	€51,938
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€255,617

Profit on Construction Costs (but not attributable development costs)@15%	€30,552
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House & Land Cost -(ex VAT)	€286,169
VAT @ 13.5%	€38,633
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€324,802

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,437
Vat on Land	€194
Overall House Cost, with VAT and EUV of land	€326,433

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type E001-003 Duplex
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	66.5
No. of Units	3
Total No. of Units on-site	262
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€157,406
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€12,968
Sub Total	€170,373

Attributable Development Costs @ 25.5% of Construction Cost [3]	€43,445
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€213,818

Profit on Construction Costs (but not attributable development costs)@15%	€25,556
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House & Land Cost -(ex VAT)	€239,374
VAT @ 13.5%	€32,315
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€271,690

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,437
Vat on Land	€194
Overall House Cost, with VAT and EUV of land	€273,320

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type G 2 & G3 Bed Terrace
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	80.8
No. of Units	2
Total No. of Units on-site	262
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€191,254
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€15,756
Sub Total	€207,010

Attributable Development Costs @ 25.5% of Construction Cost [3]	€52,787
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€259,797

Profit on Construction Costs (but not attributable development costs)@15%	€31,051
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House & Land Cost -(ex VAT)	€290,848
VAT @ 13.5%	€39,265
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€330,113

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,437
Vat on Land	€194
Overall House Cost, with VAT and EUV of land	€331,744

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type H 2 Bed Terrace
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	81
No. of Units	2
Total No. of Units on-site	262
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€191,727
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€15,795
Sub Total	€207,522

Attributable Development Costs @ 25.5% of Construction Cost [3]	€52,918
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€260,440

Profit on Construction Costs (but not attributable development costs)@15%	€31,128
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House & Land Cost -(ex VAT)	€291,568
VAT @ 13.5%	€39,362
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€330,930

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,437
Vat on Land	€194
Overall House Cost, with VAT and EUV of land	€332,561

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT



PROPOSED DEVELOPMENT BOUNDARY
OUTLINED IN RED

ADJACENT LAND UNDER THE CONTROL
OF THE APPLICANT OUTLINED IN BLUE

PROPOSED LOCATION OF PART FIVE UNITS
OUTLINED IN PINK

Site Plan - Part Five Units - 10% - 26 Units Scale 1:500 @A0

UNIT SCHEDULE - N7 - Part V - 10%

TYPE D - 3 Bed Semi / End Terrace	01 No.	1,125sqf
TYPE E - 3 Bed Terrace	07 No.	1,046sqf
TYPE G - 2 Bed Terrace	02 No.	913sqf
TYPE H - 2 Bed Mews Terrace	02 No.	872sqf
TYPE K-03 - 2 Bed GF Duplex	07 No.	856sqf
TYPE K-04 - 2 Bed FF Duplex	07 No.	716sqf

Total Units 26 Units

Site Area: 7.62Ha

NOTE:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH
ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE
CONTRACTOR IS TO REFERENCE THE ARCHITECT IMMEDIATELY.

REV.	DATE	DESCRIPTION	DESIGNED	CHECKED	APPROVED
A	2018	Issued for Information			

WILSON ARCHITECTURE



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Neighbourhood 07 Liffordview Ballypolane Cork		Site Layout Plan Part Five Units 10% - 26 Units	
Scale	1:500 @A0	Date	May 28, 2018
Drawn	PH	Checked	PH
Approved	PH	Approved	PH
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