

## **Part V Proposals**

**For:**

**Strategic Housing Development at  
Lissywollen, Athlone, County Westmeath.**

Alanna Roadbridge Developments Ltd. intend to lodge a Strategic Housing Development application to An Bord Pleanála comprising of 576 no. residential dwellings on a site measuring c. 17.64 hectares at Lissywollen, Athlone, County Westmeath.

The subject application is put forward as a joint-venture between the applicant (Alanna Roadbridge Developments Ltd.) and the landowner (Westmeath County Council). To this end, a letter of consent is submitted with the application – please refer to same.

As part of the development agreement between the applicant (Alanna Roadbridge Developments Ltd.) and the landowner (Westmeath County Council) it is intended for 174 no. dwellings (30% of the overall residential units proposed) to be allocated for social housing purposes. The delivery of these social housing units will satisfy the requirements of Part V of the Planning and Development Act 2000 (as amended). We enclose a letter from Westmeath County Council dated 8<sup>th</sup> February 2021 confirming same.

We enclose a drawing detailing the location of the proposed social housing units. An A4 copy of this drawing, Drawing No. D1408-19-PL10 'Proposed Social Housing' prepared by Delphi Design, is attached to this proposal while a to scale drawing printed at A1 is also enclosed with the application. We also enclose indicative costings prepared by the applicant (Alanna Roadbridge Developments Ltd.) for the 174 no. dwellings which are put forward for social housing.

In total, the proposed social housing units consist of the following mix of dwellings:

<b>House Type</b>	<b>Social Housing Mix</b>
1 Bed House	0
2 Bed House	27
3 Bed House	37
4 Bed House	14
<b>Total</b>	<b>78</b>

<b>Apartment Type</b>	<b>Social Housing Mix</b>
1 Bed House	26
2 Bed House	32
3 Bed House	9
4 Bed House	0
<b>Total</b>	<b>67</b>

<b>Duplex Type</b>	<b>Social Housing Mix</b>
1 Bed House	0
2 Bed House	4
3 Bed House	25
4 Bed House	0
<b>Total</b>	<b>29</b>

It should be noted that details of costings submitted are based on the typical cost of construction at time of the application. All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning permission all costs / values and locations of the proposed social housing units will be subject to review and final agreement with the Local Authority.

**Mr. Thomas Freeman**  
**Development Director**  
**Alanna Roadbridge Joint Venture Partnership**  
**4 The Mall**  
**Main Street**  
**Lucan**  
**Co. Dublin**

8<sup>th</sup> February, 2021

MK/pm

**Re: Lissywollen Housing Development Part V Provision**

To whom it may concern,

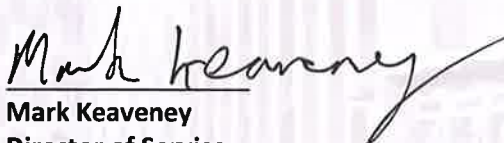
It is acknowledged that as part of the proposed Development Agreement with Westmeath County Council, the tenure mix for the Lissywollen development site will provide for 30% of the overall residential units to be allocated for social housing purposes, which will be purchased by Westmeath County Council.

It is also noted that as part of the proposed Development Agreement between Westmeath County Council and Alanna Roadbridge Joint Venture Partnership (the chosen Economic Operator as part of an EU tender process), the delivery of the social units as referred to above will satisfy the Part V obligations under any planning permission proposals relating to the subject lands.

In accordance with Section 96 of the Planning and Development Act (as amended), and subject to execution and exchange of the Development Agreement, I am writing to confirm that the proposed 30% social housing as part of the Lissywollen housing scheme fully satisfies the Part V requirements.

Finally, for the avoidance of doubt, please note that no Development Agreement or other contractual arrangement shall exist or be deemed between Westmeath County Council and Alanna Roadbridge Joint Venture Partnership until such time as same has been executed by all parties and exchanged, in a manner provided for in the tender.

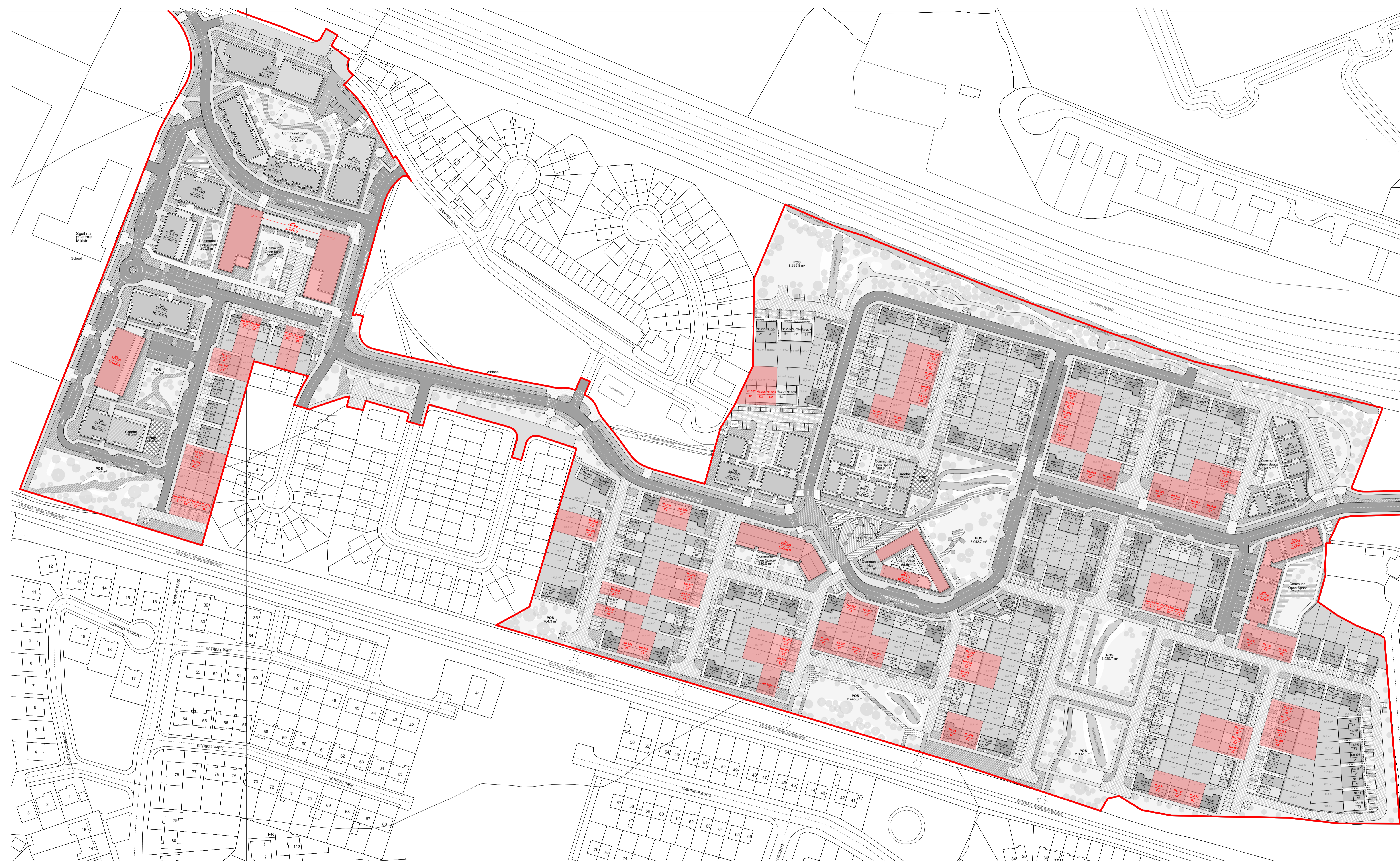
Yours sincerely,



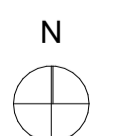
**Mark Keaveney**  
**Director of Service**

***Designated Public Official under the Regulation of Lobbying Act***





RED TONE AND RED UNIT NAME/NUMBER DENOTES UNITS PROPOSED TO BE PROVIDED AS SOCIAL HOUSING



**LISSYWOLLEN PROPOSED SOCIAL HOUSING**

1:1000 @ A1  
 TOTAL UNITS: 576  
 TOTAL SOCIAL HOUSING UNITS: 174  
 HOUSES: 78  
 APARTMENTS: 67  
 DUPLEXES: 29

SITE AREA (RED LINE): 17.64 ha

**DELPHI ARCHITECTURE**



DELPHI ARCHITECTS 113 SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3   PH: 01 247638   EMAIL: info@delphi.ie   WEB: www.delphi.ie		Scale: 1:1000
Layout ID: D1408-19-PL10	Job No: 1408/19	Series: General Drawings
Project: Lissywollen, Athlone	Date: February 2021	Status: Planning
Drawing Name: Proposed Social Housing		

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES. CHECK DIMENSIONS ON SITE. USE FIGURE DIMENSIONS ONLY. COPYRIGHT RESERVED FOR DELPHI ARCHITECTS LTD.



LISSYWOLLEN - PART V COSTS

UNIT TYPE	NR OF	CONSTRUCTION COST PER UNIT	TOTAL CONSTRUCTION COST	ADD VAT 13.5%	TOTAL INCL VAT
<b>HOUSE TYPE</b>					
2 Bed House (terrace)	27	267,976.36	7,235,361.69	976,773.83	8,212,135.52
3 Bed House (semi d)	37	284,518.63	10,527,189.36	1,421,170.56	11,948,359.93
4 Bed House (semi d)	14	300,884.92	4,212,388.91	568,672.50	4,781,061.42
<b>TOTAL</b>	<b>78</b>	<b>853,379.91</b>	<b>21,974,939.97</b>	<b>2,966,616.90</b>	<b>24,941,556.87</b>
<b>APARTMENT TYPE</b>					
1 Bed Apartment	26	255,481.66	6,642,523.26	896,740.64	7,539,263.90
2 Bed Apartment	32	266,392.52	8,524,560.78	1,150,815.71	9,675,376.49
3 Bed Apartment	9	295,253.51	2,657,281.59	358,733.02	3,016,014.61
<b>TOTAL</b>	<b>67</b>	<b>817,127.70</b>	<b>17,824,365.64</b>	<b>2,406,289.36</b>	<b>20,230,655.00</b>
<b>DUPLEX TYPE</b>					
2 Bed Duplex (under/ over 2 story)	4	266,392.52	1,065,570.10	143,851.96	1,209,422.06
3 Bed Duplex	25	295,253.51	7,381,337.76	996,480.60	8,377,818.36
<b>TOTAL</b>	<b>29</b>	<b>561,646.03</b>	<b>8,446,907.86</b>	<b>1,140,332.56</b>	<b>9,587,240.42</b>
<b>OVERALL TOTAL</b>	<b>174</b>		<b>48,246,213.47</b>	<b>6,513,238.82</b>	<b>54,759,452.28</b>
	NR OF		TOTAL COST	ADD VAT 13.5%	TOTAL INCL VAT