

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 8th 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:

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

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

Duplex Type	Social Housing Mix
1 Bed House	0
2 Bed House	4
3 Bed House	25
4 Bed House	0
Total	29

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

8th February, 2021

MK/pm

Re: Lissywollen Housing Development Part V Provision

To whom it may concern,

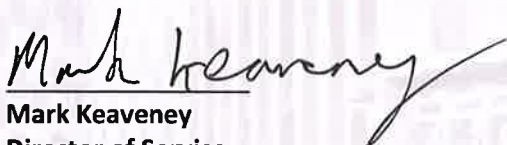
It is acknowledged that as part of the proposed Development Agreement with Westmeath County Council, the tenure mix for the Lissywollen development site will provide for 30% of the overall residential units to be allocated for social housing purposes, which will be purchased by Westmeath County Council.

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.

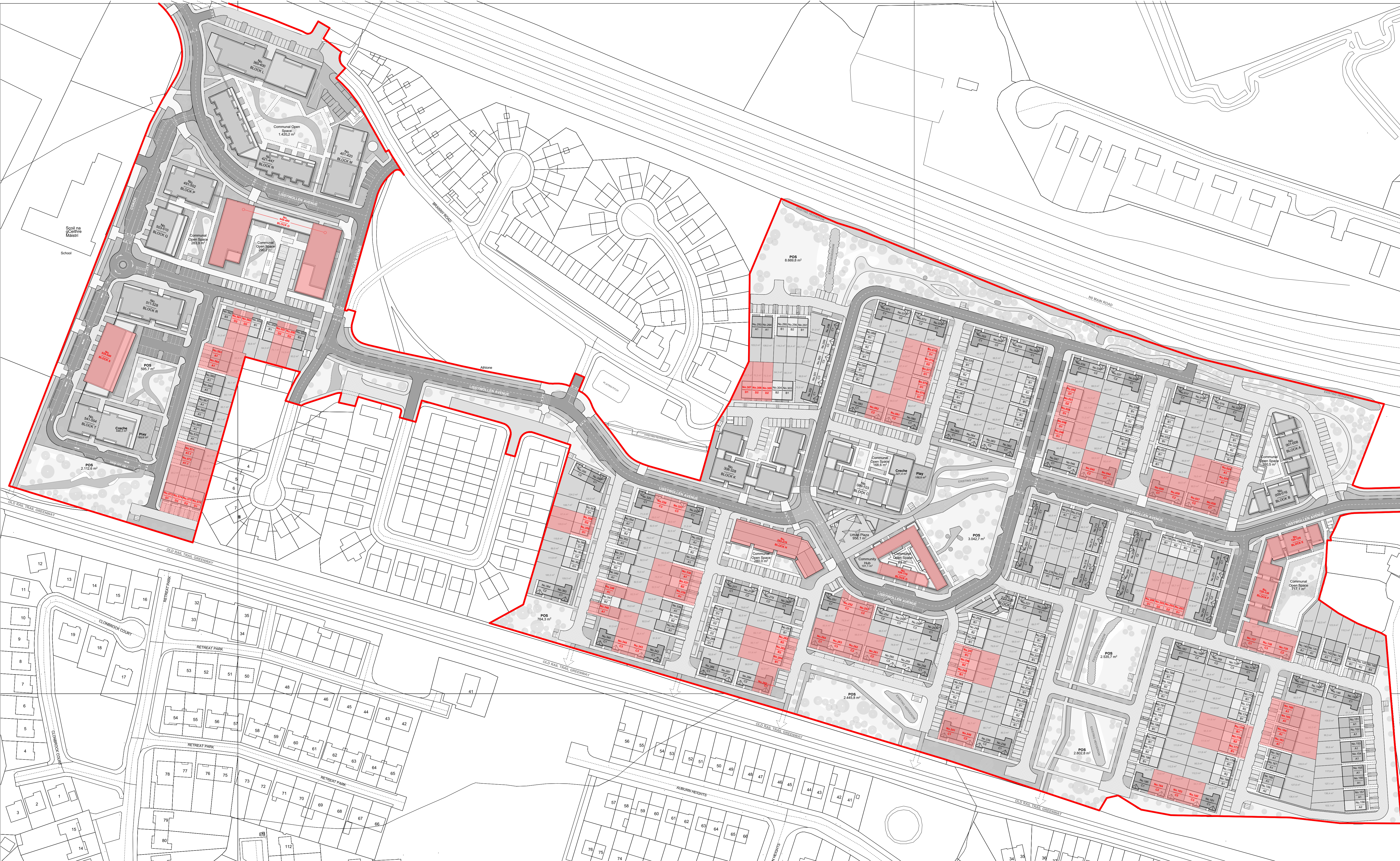
Finally, for the avoidance of doubt, please note that no Development Agreement or other contractual arrangement shall exist or be deemed between Westmeath County Council and Alanna Roadbridge Joint Venture Partnership until such time as same has been executed by all parties and exchanged, in a manner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

Yours sincerely,



Mark Keaveney
Director of Service

Designated Public Official under the Regulation of Lobbying Act



LISSYWOLLEN PROPOSED SOCIAL HOUSING

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

SITE AREA (RED LINE): 17.64 ha

DELPHI ARCHITECTURE



Planning

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

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Layout ID: D1408-19-PL10

Project: Lissywollen, Athlone

Drawing Name: Proposed Social Housing

Scale: 1:1000

Job No: 1408/19

Series: General Drawings

Date: February 2021

Status: Planning

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