

Ms Sarah Newell,
Housing Section,
Limerick City & County Council,
Dooradoyle Road,
Dooradoyle,
Limerick,
V94 WV78.

By email to sarah.newell@limerick.ie

30th September 2021

Dear Sarah,

Re: Upcoming Application Under Strategic Housing Development Legislation for 371 No Residential Units At Greenpark (Former Racecourse) Lands, Dock Road, Limerick.

Further to our previous engagement on the above, I would like to take this opportunity to set out hereunder our full proposal to satisfy our Part V obligations with respect the above proposed development. As agreed with your office, we will be providing 37 No residential units for transfer as follows:

1. The location of the units is as indicated on the attached map;
2. The table below sets out the agreed unit types, quantity of each and indicative proposed transfer price

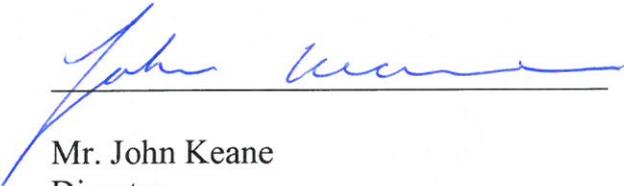
<i>Unit Type</i>	<i>Floor Area (m2)</i>	<i>Quantity Of Unit (no)</i>	<i>Proposed Indicative Transfer Price (€)</i>	<i>Proposed Total Indicative Transfer Price (€)</i>
3 bedroom semi detached	104.51	2	310,000	620,000
3 bedroom duplex	117.60	7	335,000	2,345,000
2 bedroom terrace	89.84	1	295,000	295,000
2 bedroom duplex	94.10	2	310,000	620,000
2 bedroom apartment	73.60	4	290,000	1,160,000
1 bedroom apartment	53.40	6	275,000	1,650,000
2 bedroom apartment (block) – Type A	80.90	2	325,000	650,000
2 bedroom apartment (block) – Type B	83.10	3	330,000	990,000
1 bedroom apartment (block) – Type A	52.90	10	290,000	2,900,000
TOTALS		37		11,230,000

Voyage Property Limited,
Ashbourne Hall,
Ashbourne Business Park,
Dock Road,
Limerick.
Telephone : (061) 484029

We believe the above proposal now satisfies our obligations under the Strategic Housing Development process and would ask you to release to us an appropriate letter to accompany our application to confirm compliance. This matter is urgent as the remainder of the application is ready to be submitted, our planning notices appeared in an approved paper today and site notices have been erected on site.

If you have any further queries please do not hesitate to contact me. I look forward to working with you on this project going forward.

Yours Sincerely,



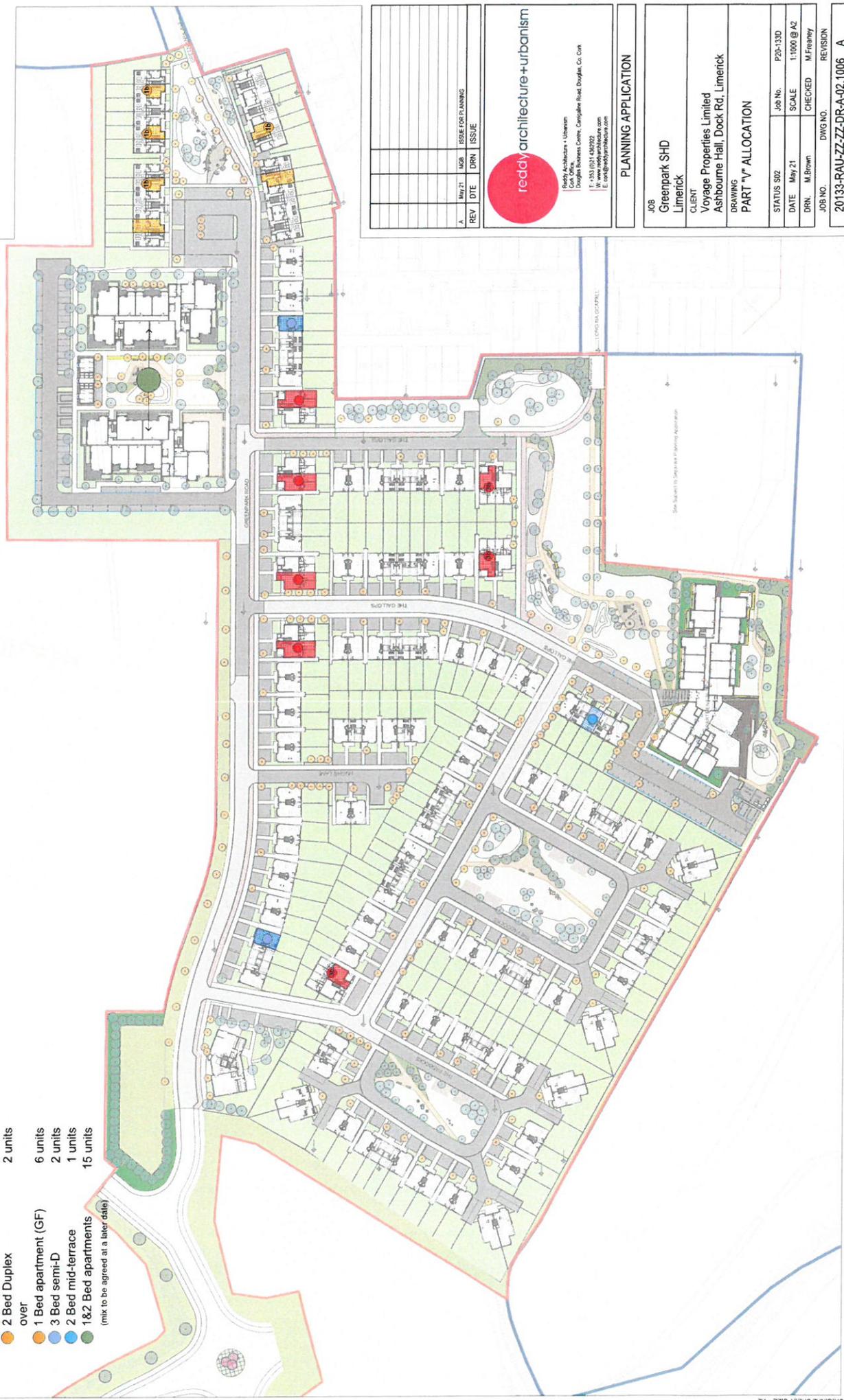
Mr. John Keane
Director

c.c. Astrid Coughlan – By email to astrid.coughlan@limerick.ie

Part "V" Allocation

Total Units within Development:
 Part V units required @ 10%:
 Part V units provided:

- 371 units
 - 37 units
 - 37 units
 - 7 units
 - 4 units
 - 2 units
 - 6 units
 - 2 units
 - 1 units
 - 15 units
- 3 Bed Duplex over
 - 2 Bed apartment (GF)
 - 2 Bed Duplex over
 - 1 Bed apartment (GF)
 - 3 Bed semi-D
 - 2 Bed mid-terrace
 - 1&2 Bed apartments (mix to be agreed at a later date)



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REV	DTE	DRN	ISSUE
A	May 21	MSB	ISSUE FOR PLANNING

ready architecture + urbanism

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PLANNING APPLICATION			
JOB	Greenpark SHD Limerick	JOB No.	P20-133D
CLIENT	Voyage Properties Limited Ashbourne Hall, Dock Rd, Limerick	SCALE	1:1000 @ A2
DRAWING	PART "V" ALLOCATION	CHECKED	M. Brown
STATUS S02	May 21	DRN.	M. Brown
DATE	May 21	DWG NO.	20133-RAU-ZZ-DR-A-02.1006
DRN.	M. Brown	REVISION	A