

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:

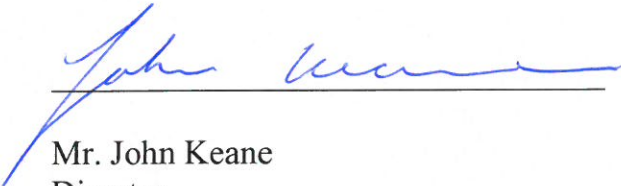
1. The location of the units is as indicated on the attached map;
2. The table below sets out the agreed unit types, quantity of each and indicative proposed transfer price

<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

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:

371 units

Part V units required @ 10%:

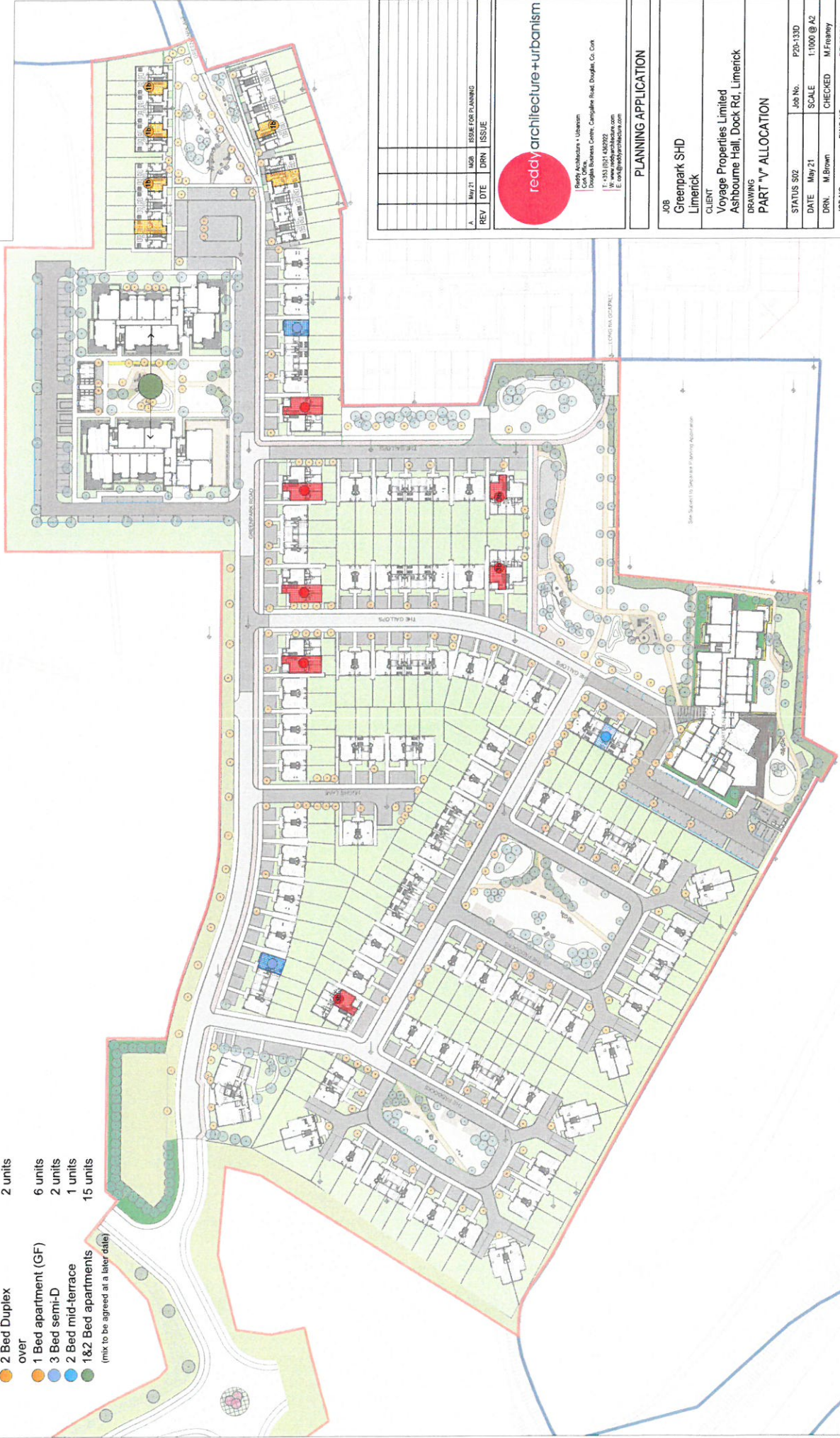
37 units

Part V units provided:

37 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)

7 units
4 units
2 units
6 units
2 units
1 units
15 units



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REV	DATE	BY	CHKD	ISSUE
1	May 21	MSB	MSB	ISSUE FOR PLANNING

reddy architecture + urbanism

Reddy Architecture + Urbanism
100-1000 Douglas Road, Douglas, Co. Cork
T: +353 (0)21 450993
W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

PLANNING APPLICATION

JOB
Greenpark SHD
Limerick

CLIENT
Voyage Properties Limited
Ashbourne Hall, Dock Rd, Limerick

DRAWING PART "V" ALLOCATION

STATUS	SD2	JOB NO.	P25-1330
DATE	May 21	SCALE	1:1000 @ A2
DRN.	M. Brown	CHECKED	M. Freeman

JOB NO.	DWG NO.	REVISION
20133-AU-ZZ-DR-A-02.1006	A	