

## **Comhairle Chontae na Mí**

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## **Meath County Council**

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Housing Department - Direct Line 046 909 7255  
17<sup>th</sup> June 2022.

Mr Pearse Lydon  
Grandbrind Ltd  
702 Kilshane Drive,  
Northwest Business Park  
Ballycoolin  
Dublin 15

Mr Shane Doherty  
Aspect Developments (ADC) Ltd & Aspect Homes (ADC) Ltd  
3 Baldara Housr,  
Baldara Court,  
Ashbourne,  
Co. Meath

### **“Subject to Agreement/ Agreement Denied”**

### **Re: Part V proposal - Application for Planning Permission for 694 No. housing units in the townlands of Baltrasna and Milltown Ashbourne, Co. Meath. Developers – Arnub Ltd & Aspect Homes (ADC) Ltd**

Dear Pearse & Shane,

I refer to our meeting of 30<sup>th</sup> May 2022 and to your revised proposals received in this office on the 16<sup>th</sup> June 2022 regarding the provision of housing in accordance with the requirements of Section 94(4) and Sections 96(2) and (3), (Part V) of the Planning & Development Act 2000, as amended, for the above mentioned development on the lands which is subject to an application for planning permission in the townlands of Baltrasna and Milltown, Ashbourne, Co. Meath.

Subject to being granted Planning Permission, the Housing Authority agrees in principle to your proposal to comply with your Part V requirements by means of the building and transfer of 10% of the units, being 70 No. social units to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority.

The following is a breakdown of units by unit type as identified on Drawing Number D2101.S.07 dated 14<sup>th</sup> December 2021 in respect of lands in the ownership of Aspect Homes (ADC) Ltd and Drawing No D2101.S.07A dated 15<sup>th</sup> June 2022 in respect of lands in the ownership of Arnub Ltd which is acceptable to the Housing Authority:-

#### **Arnub Ltd lands – 47 units**

29 Units within rear Block B1 as follows:-

- 19 No. X 2 Bedroom apartments
- 5 No. X 1 Bedroom apartments
- 5 No. X 3 Bedroom apartments

18 units in No G1 Duplex Types as follows:-

- 9 No. X 2 Bedroom apartments
- 9 No. X 3 Bedroom Duplex

**Aspect Homes (ADC) Ltd lands – 23 units**

- 5 No. X 4 Bedroom detached houses - House Type E
- 18 No. X 2 Bedroom apartments – House Type F

Land valuations, unit costs, and internal finishes shall be agreed with the Housing Authority following the Grant of Planning Permission. The purchase of these housing units by the Housing Authority is subject to funding approval from the Department of Housing, Local Government and Heritage.

For the record, I would point out that Meath County Council engage in discussions/correspondence with Developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

Yours faithfully,



Brendan Fulham  
Administrative Officer