

Part V

Development at Boreen Bradach, Kinnegad, Co. Westmeath

Introduction

JH Kinzie Limited intends to apply for permission for a Large-Scale Residential Development (LRD) on a site at Boreen Bradach, Kinnegad, Co. Westmeath. The proposed development is for 129 no. residential dwellings, made up of 1 bed, 2 beds, 3 beds and 4 beds and the provision of a crèche facility.

The proposal includes for a new vehicular access and a new pedestrian/cyclist access from L-5014 (Boreen Bradach Road) and associated upgrades to the local road.

The development also includes all car and bicycle parking, bin stores, residential private open space, public open space, substation, boundary treatments, landscaping and all associated site development works.

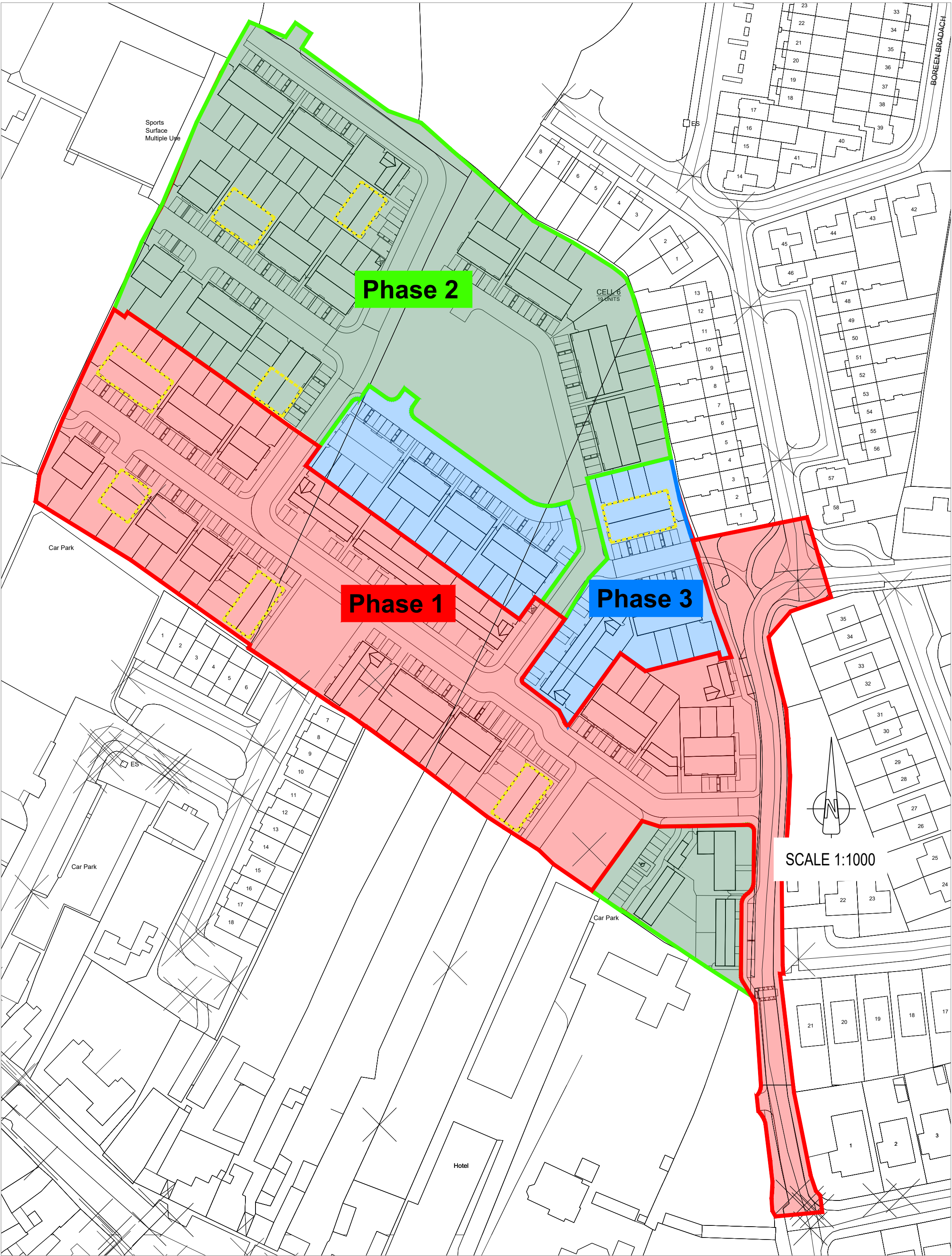
Part V Proposal

Under Section 96 of Part V of the Planning and Development Act, 2000 (as amended) JH Kinzie Limited are required to provide 20% Part V units as part of the proposal. JH Kinzie have engaged with Westmeath County Council's Housing Department regarding this application's Part V proposal of 26 no. housing units (20% of the entire proposed units). To note, Westmeath County Council have advised JH Kinzie that they will not commence the Part V agreement process until the finalised planning application is ready to be lodged (refer to appended correspondence). For information purposes, the 26 proposed units consist of:

Unit Type	Description	Quantity
A	4-bed semi-detached	2
B	3-bed mid-terrace	6
B1	3-bed end of terrace / semi-detached	6
B2	3-bed end of terrace	1
E	2-bed mid terrace	5
E1	2-bed end of terrace	4
E2	2-bed end of terrace	2
	Total	26

Please find enclosed the following relevant Part V information appended:

1. Part V Plan
2. Part V Schedule of Accommodation
3. Part V Costings
4. Correspondence from Westmeath County Council Housing Department



Unit type and Location Key

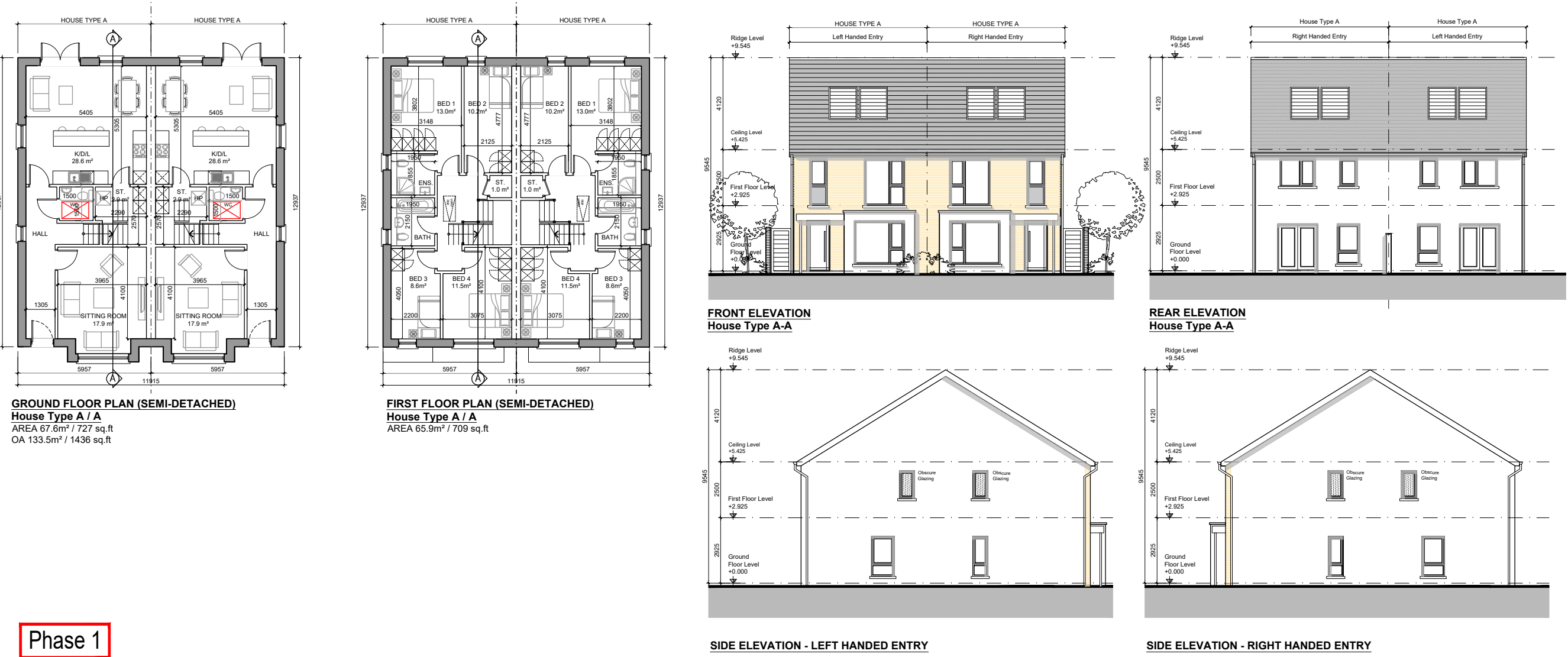
Part V Units Outlined

Phase 1 - 14 Part V Units Provided:
8 x 2 Bed (House Types E1-E-E2)- Unit No.'s 5, 6, 7, 8, 18, 19, 20, 21
4 x 3 Bed (House Types B1-B-B-B1) - Unit No.'s 37, 38, 39, 40
2 x 4 Bed (House Types A) - Unit No.'s 27, 28

Phase 2 - 8 Part V Units Provided
3 x 2 Bed (House Types E1-E-E1) - Unit No.'s 70, 71, 72
5 x 3 Bed (House Types B1-B & B1-B-B1) - Unit No.'s 47, 48 & 57, 58, 59

Phase 3 - 4 Part V Units Provided
4 x 3 Bed (House Types B2-B-B-B1) - Unit No.'s 89, 90, 91, 92

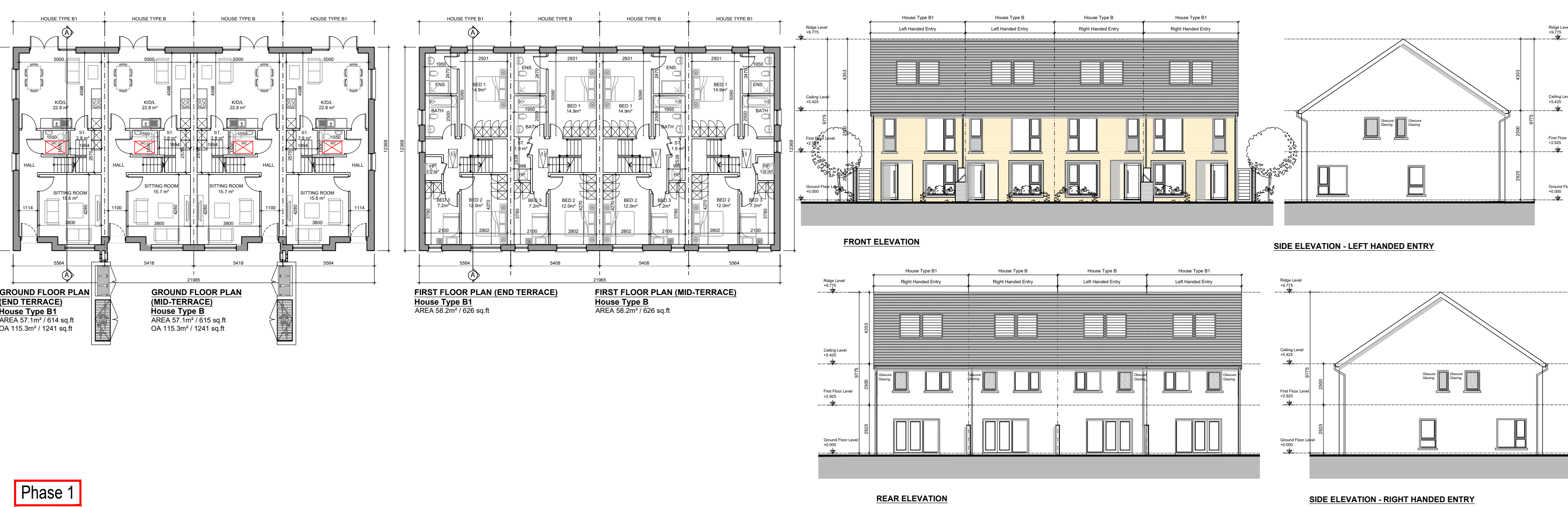
HOUSE TYPE A-A



Phase 1

HOUSE TYPE A-A - SCALE 1:200

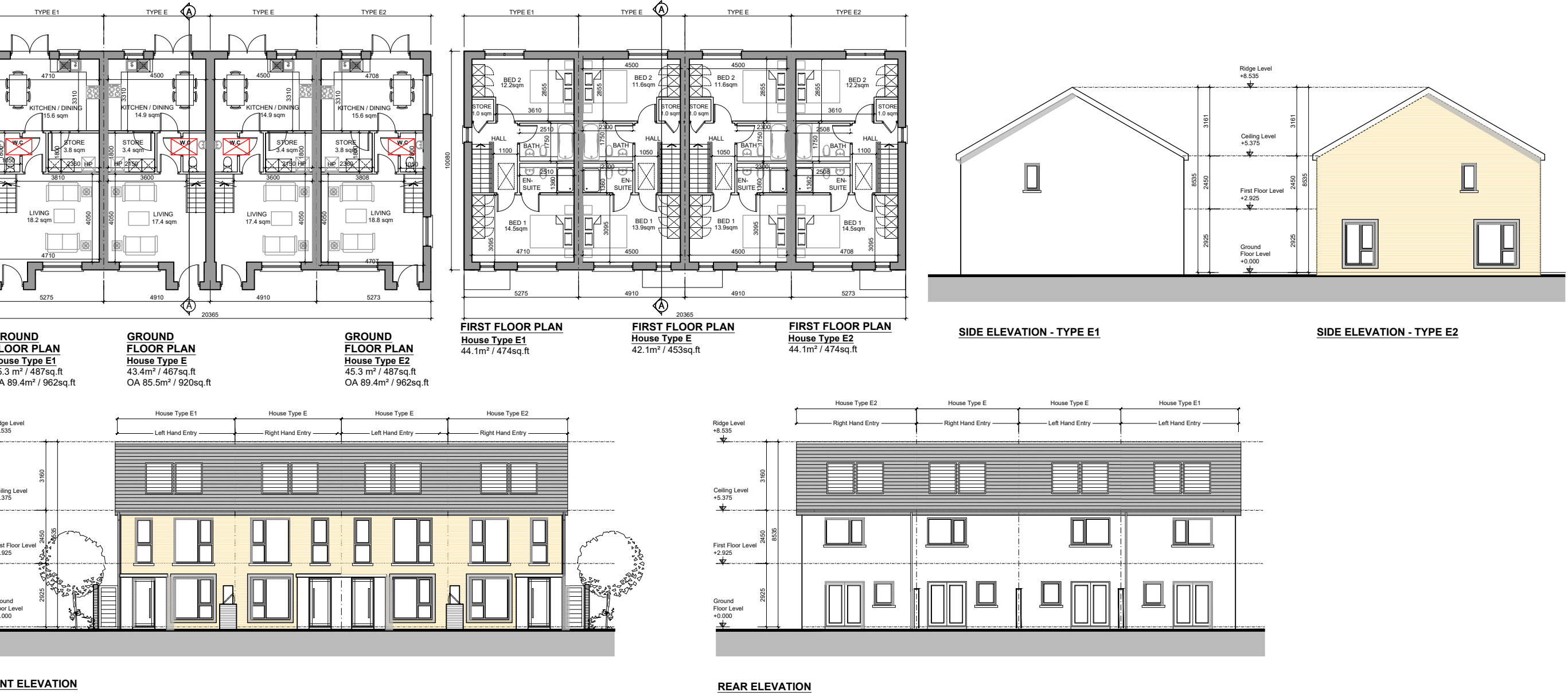
HOUSE TYPE B1-B-B-B1



Phase 1

HOUSE TYPE B1-B-B-B1 - SCALE 1:200

HOUSE TYPE E1-E-E-E2



Phase 1

HOUSE TYPE E1-E-E-E2 - SCALE 1:200

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S DRAWINGS, SPECIFICATIONS CONSULTANT'S DESIGN TEAM DRAWINGS AND SPECIFICATIONS.

GENERAL NOTES

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LEVELS GIVEN ON HOUSE TYPE DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL. FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION, REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

NOTES ON FINISHES:

- ROOF : CONCRETE ROOF TILES OR SIMILAR APPROVED.
- WALLS : SELECTED CLAY BRICKWORK OR PEBBLE DASH RENDER WHERE INDICATED TO MATCH EXISTING CONSTRUCTED DWELLINGS
- JOINERY : ALL WINDOWS AND DOORS, FRAMES AND EAVES TO BE ALUMINIUM POWDER-COATED TO APPROVED COLOUR OR uPVC. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
- RAINWATER GOODS : GUTTERS, DOWNPIPES, AND FIXINGS TO BE uPVC OR ALUMINIUM POWDER COATED TO SELECTED COLOUR

★ PV PANELS / SOLAR PANELS: INDICATIVE PV PANELS / SOLAR PANELS POSITION. FINAL PANEL POSITION DEPENDS ON HOUSE ORIENTATION. THE PV/SOLAR PANELS SHOWN ARE A PROVISIONAL OPTION TO SATISFY RENEWABLE ENERGY REQUIREMENTS OF BUILDING REGS PART L WHICH MAY BE OMITTED IN FAVOUR OF AN ALTERNATIVE RENEWABLE ENERGY SOURCE.

NOTE: FINISHES TO BE AGREED AT COMPLIANCE STAGE

REV	DATE	DESCRIPTION	ISSUED BY

PLANNING

CLIENT:
JH Kinne Ltd

PROJECT TITLE
KINNEGAD

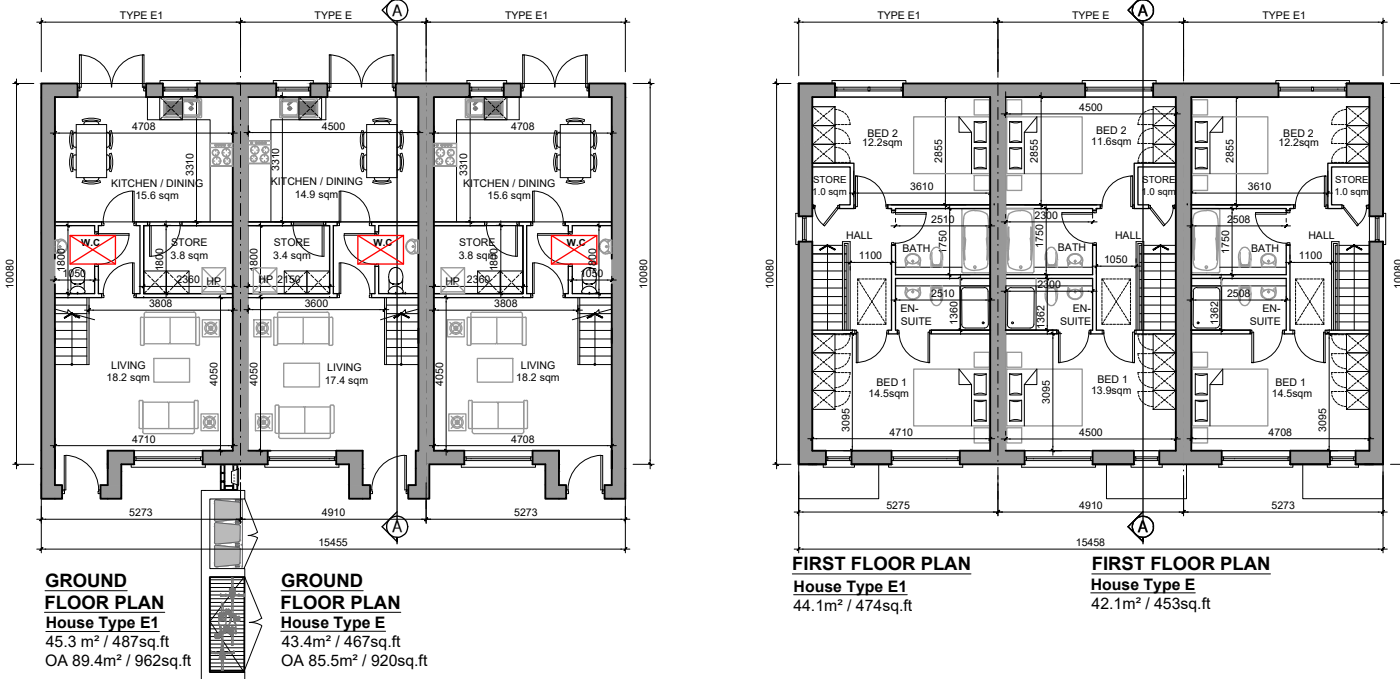
DRAWING TITLE:
Part V Provision - Sheet 1/2

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HOUSE TYPE E1-E-E-E2

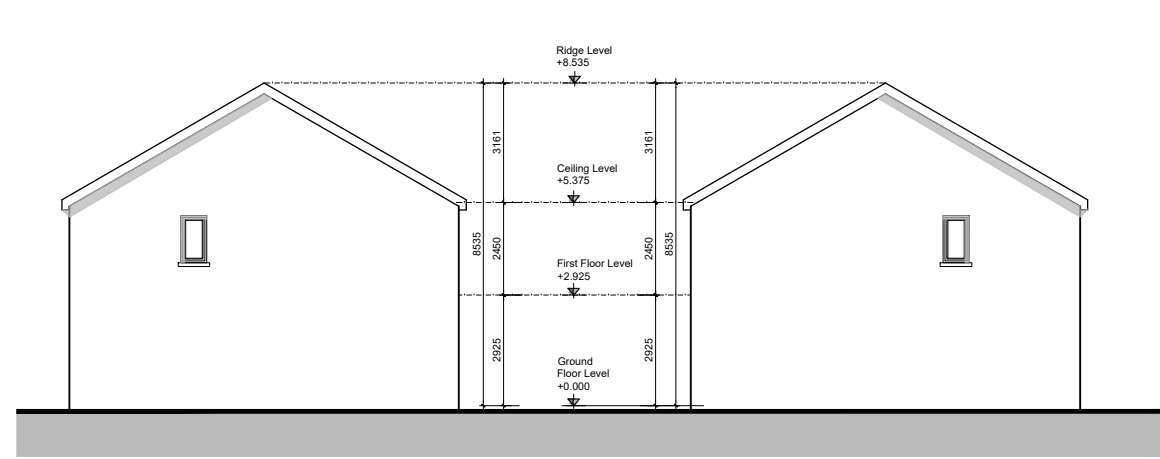
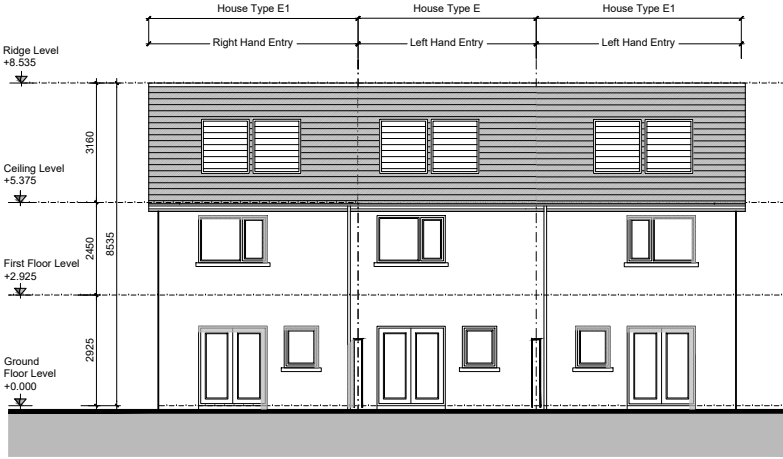


Phase 2

HOUSE TYPE E1-E-E-E2 - SCALE 1:200



REAR ELEVATION



SIDE ELEVATION - LEFT HANDED ENTRY

SIDE ELEVATION - RIGHT HANDED ENTRY

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NOTE: FINISHES TO BE AGREED AT COMPLIANCE STAGE

Unit type and Location Key

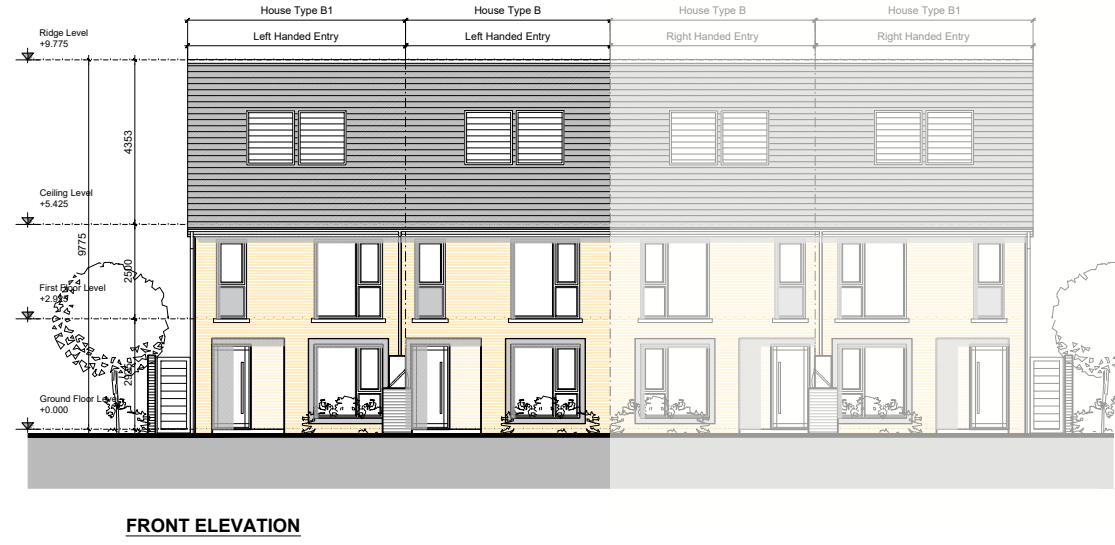
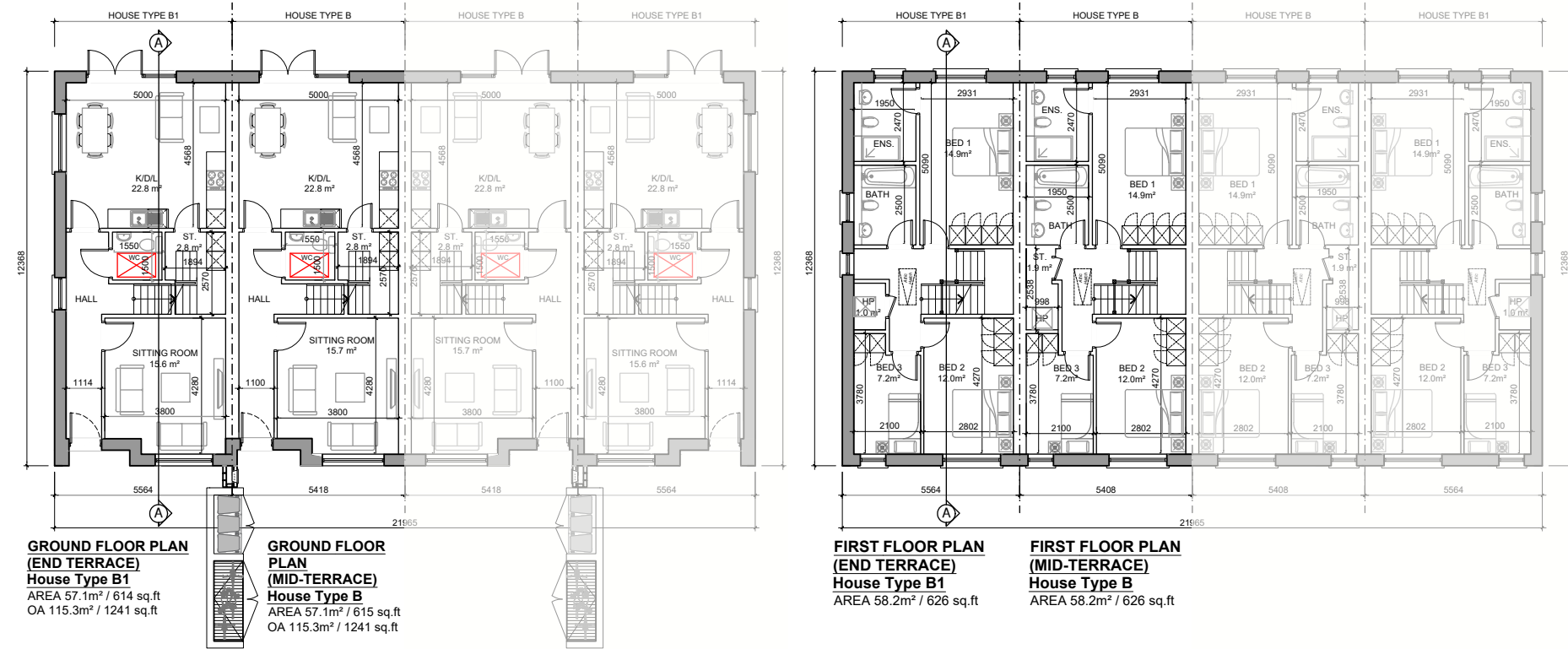
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Phase 3 - 4 Part V Units Provided
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HOUSE TYPE B1-B



SIDE ELEVATION - LEFT HANDED ENTRY

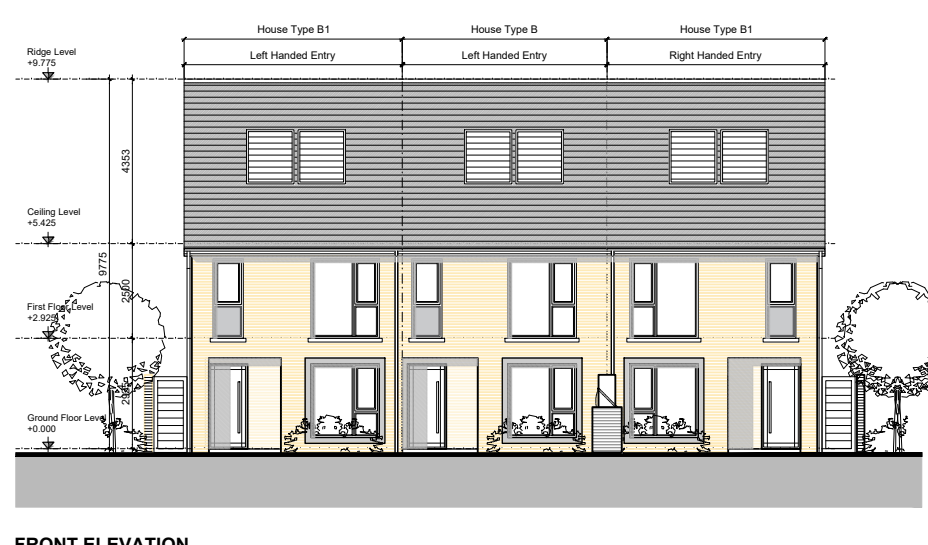
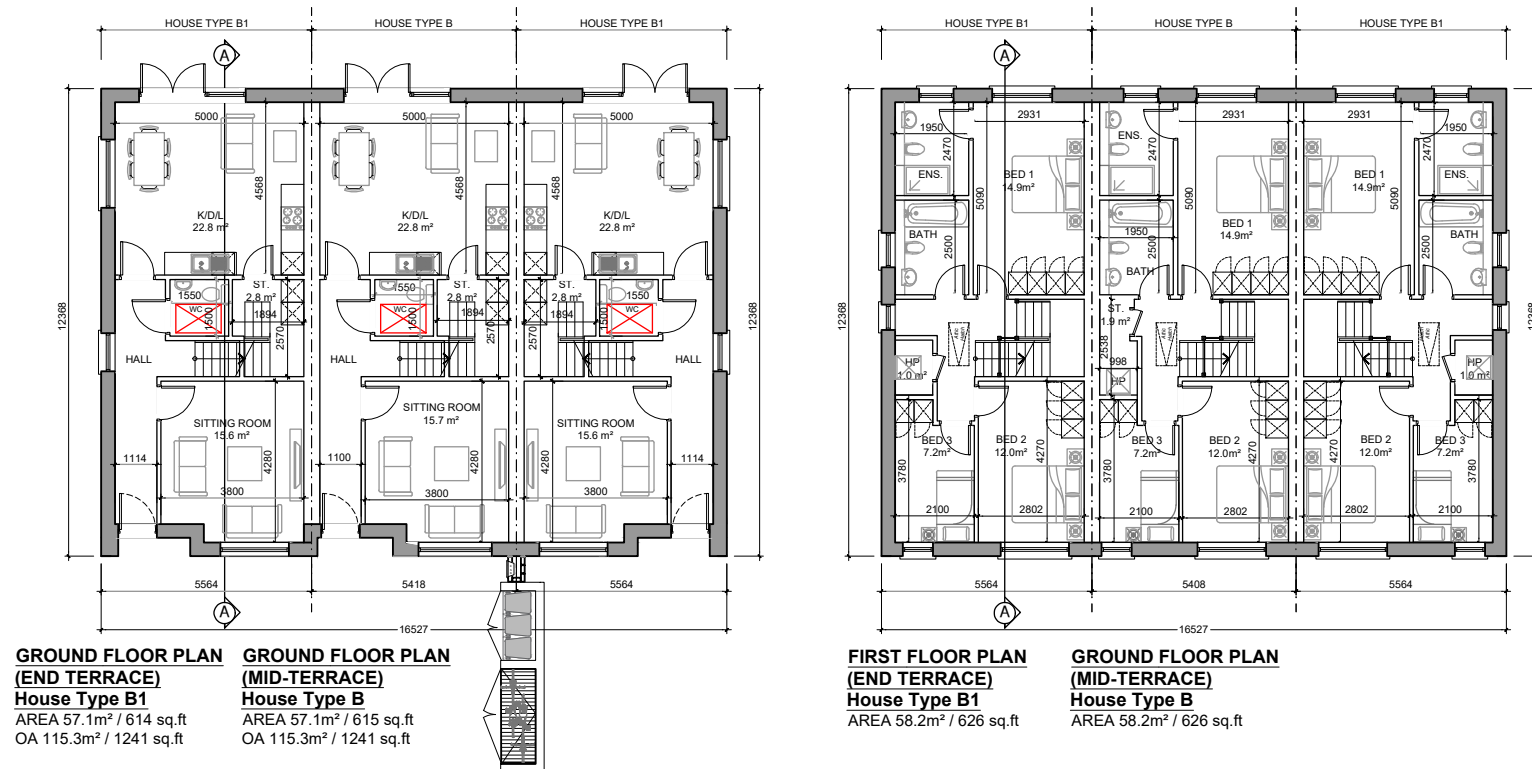


REAR ELEVATION

Phase 2

HOUSE TYPE B1-B - SCALE 1:200

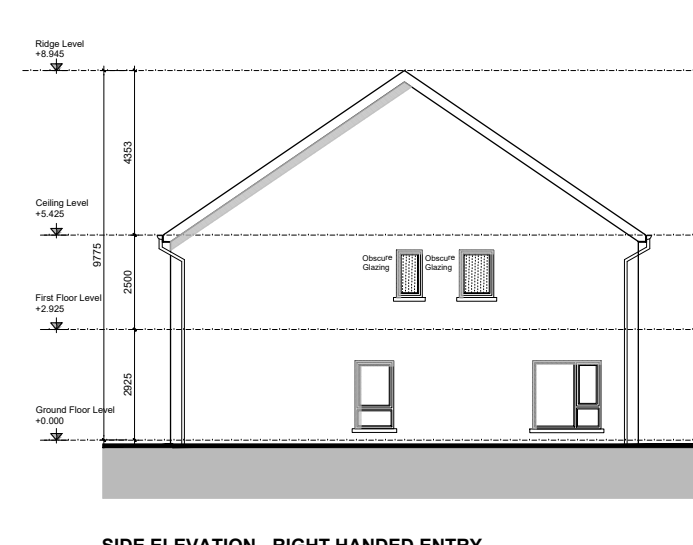
HOUSE TYPE B1-B-B1



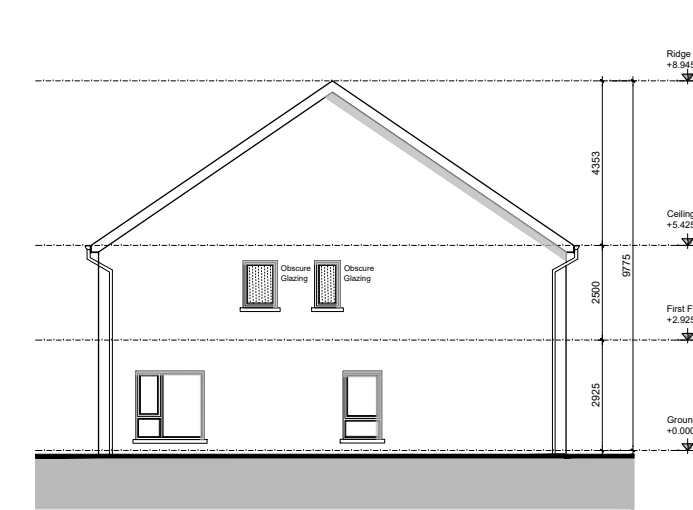
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION - RIGHT HANDED ENTRY



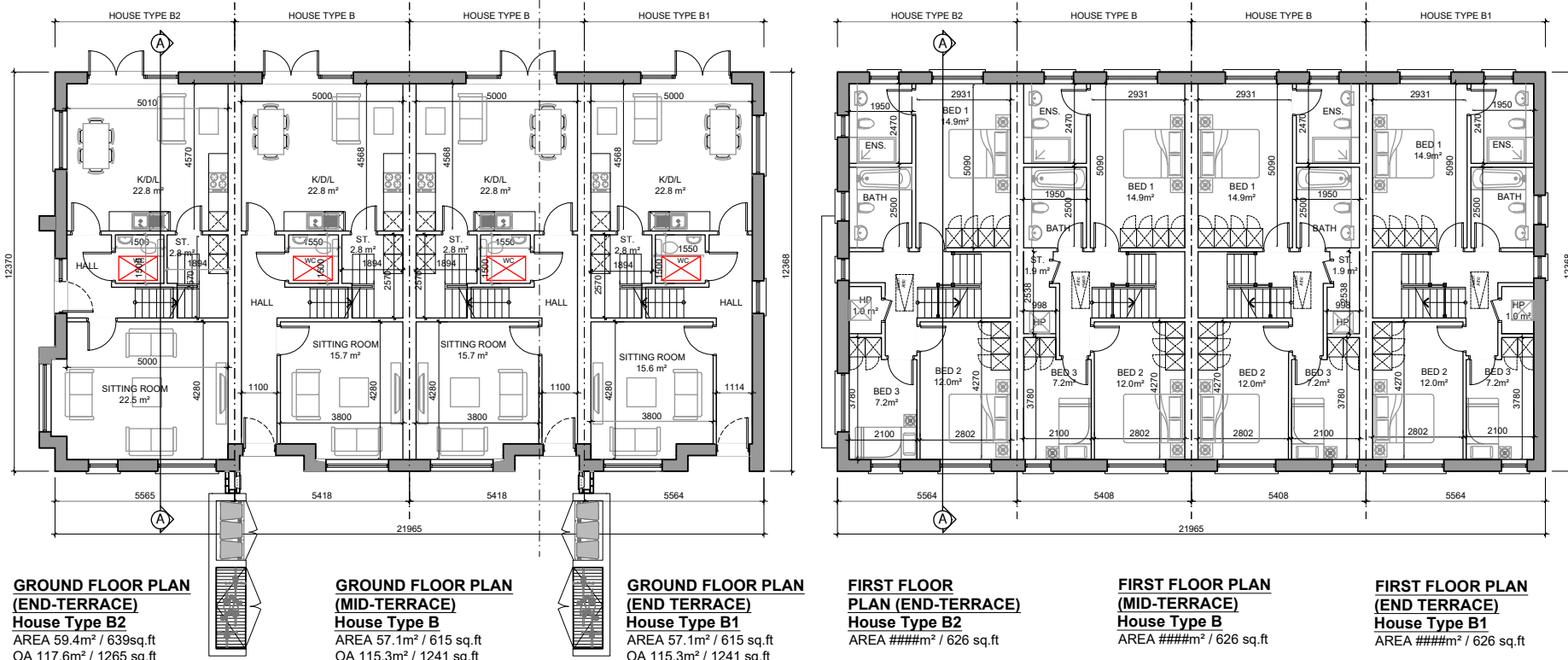
SIDE ELEVATION - SIDE ENTRY

SIDE ELEVATION - RIGHT HANDED ENTRY

Phase 2

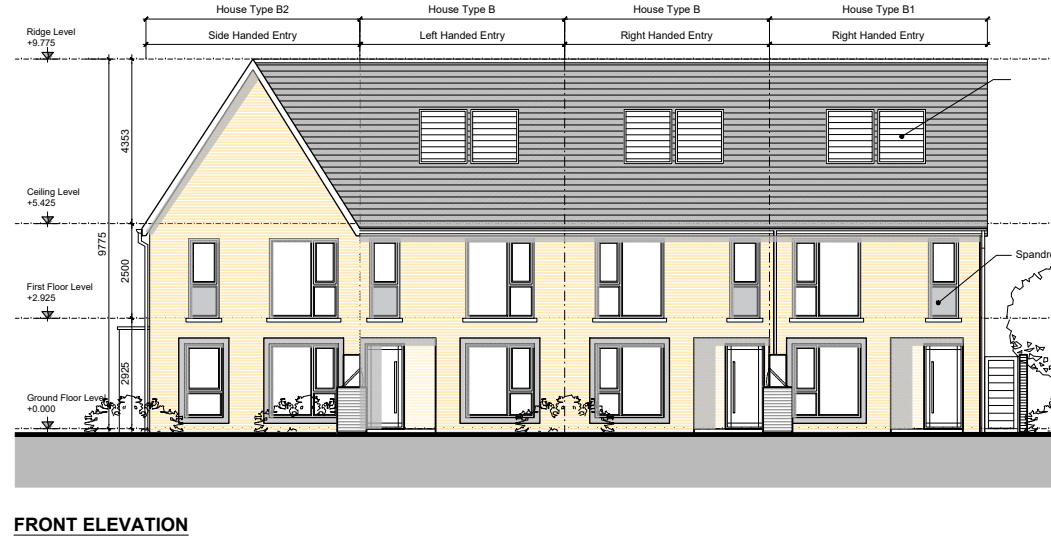
HOUSE TYPE B1-B-B1 - SCALE 1:200

HOUSE TYPE B2-B-B-B1

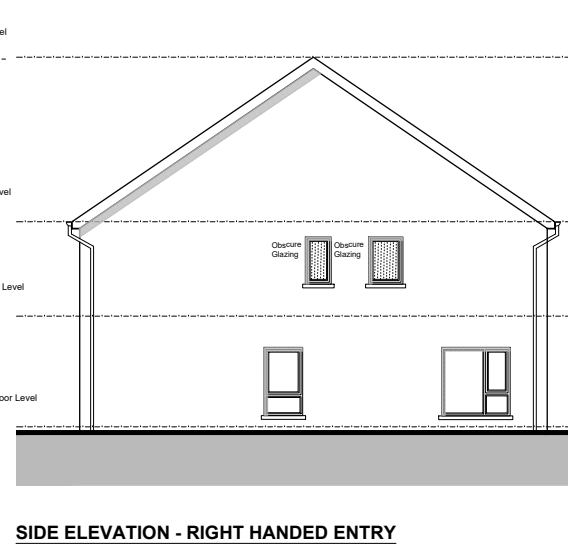


Phase 3

HOUSE TYPE B2-B-B-B1 - SCALE 1:200



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JH Kinne Ltd

PROJECT TITLE
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DRAWING TITLE:
Part V Provision - Sheet 2/2

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