



29<sup>th</sup> March 2022

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**Re:**

**Part V Proposal for the Proposed Residential Development on lands at Season Park  
Newtownmountkennedy, County Wicklow.**

**Applicant: Dwyer Nolan Developments Ltd.**

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Dear Sir / Madam,

Dwyer Nolan Developments Ltd. intend to lodge a Strategic Housing Development application to An Bord Pleanála comprising of 179 no. residential dwellings, a creche and a community use room on a site measuring c. 8.5 hectares located on lands at Season Park, Newtownmountkennedy, County Wicklow.

It is proposed to provide 18 no. units (10% of the total no. of units proposed) for the purposes of complying with Part V and the Planning and Development Act 2000 (as amended).

In total, the proposed Part V units consist of the following mix of dwellings:

Dwelling Type	No. of Units
1 bed / 2 person	6
2 bed / 4 person	6
3 bed / 5 person	6
<b>Total</b>	<b>18</b>

Submitted with the application is Drawing No. D1807.S10 '*Part V Site Layout*' prepared by Davey + Smith Architects which clearly details the locations of the proposed Part V units – please refer to same. For convenience Figure 1 below indicate the proposed locations for Part V units.

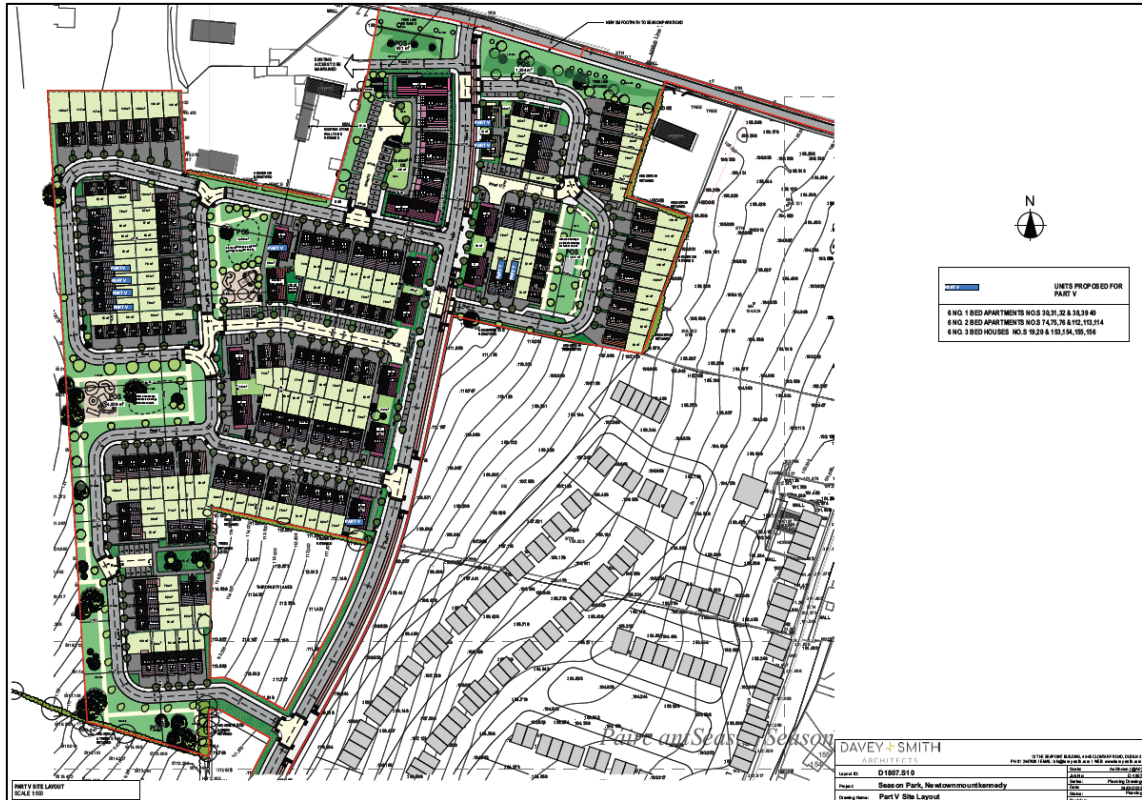


Figure 1 – Proposed Part V units in the development.

Table 1 on the page over details the unit numbers / locations (corresponding to the submitted site layout plans prepared by Davey + Smith Architects).

Part V Proposal			
	Unit Number	Type	Area
01	25	3 bed / 5 person	115.55
02	26	3 bed / 5 person	115.55
03	30	1 bed / 2 person	57.6
04	31	1 bed / 2 person	57.6
05	32	1 bed / 2 person	78.8
06	38	1 bed / 2 person	57.6
07	39	1 bed / 2 person	57.6
08	40	1 bed / 2 person	78.8
09	74	2 bed / 4 person	84.2
10	75	2 bed / 4 person	84.2
11	76	2 bed / 4 person	108.2
12	112	2 bed / 4 person	84.2
13	113	2 bed / 4 person	84.2
14	114	2 bed / 4 person	108.2
15	153	3 bed / 5 person	115.55
16	154	3 bed / 5 person	115.17
17	155	3 bed / 5 person	115.17
18	156	3 bed / 5 person	115.55

Table 1 – Proposed Part V Unit Numbers.



Further / full details, including for indicative costings, can be found in the accompanying letter prepared on the behalf of the applicant by Walsh Associates.

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 Part V units will be subject to review and final agreement with the Local Authority.

Trusting al of the above and enclosed is in order.

Yours sincerely,

A handwritten signature in cursive script that reads "Bryan Meredith".

Bryan Meredith  
Planning Consultant  
**Armstrong Fenton Associates**  
**Planning & Development Consultants**

*On Behalf of Dwyer Nolan Developments Ltd.*

