

9th May 2022

Subject to Contract/Contract Denied

RE: Finches, Neilstown, Clondalkin, Dublin 22

To Whom It May Concern,

North and East Housing Association (NEHA) have been in active discussion with the developers of Finches pub in Clondalkin with a view to purchasing the completed development for a social housing scheme subject to South Dublin County Council housing section support for this output. We suggest there is also potential for a cost rental scheme, subject to demand due diligence and NEHA viability assessment in due course. Under the Government "Housing for All" strategy, approved housing bodies have been tasked with increasing the number of social and cost rental units available, the latter from a very low base at present.

Clondalkin is considered an area that could meet a social demand, and this is due to be discussed with the housing section further, following earlier consultations, and further on foot of the outcome of the planning process.

I understand that planning permission for 29 units was initially applied for and that discussions are currently taking place with the planners regarding a reduction in the number of units. Clearly from a delivery perspective, a reduction in number of units can have the effect of reducing output for the appropriate tenure type, or mix, and can also impact scheme viability in terms of achieving economies of scale.

Trusting the above considerations are assistive.

Yours faithfully



Pat Costelloe
Development Manager
North & East Housing Association

Old Nangor Road Limited

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Mr. John O Neill
John O Neill & Associates
Architects & Interior Designers
1 Irishtown Road
Dublin 4

Dear John

Re Finches licensed premises, Clondalkin

As discussed, I ask that you proceed with a planning application for 29 apartments and a commercial unit on the site of Finches in Clondalkin.

We (Old Nangor Road Ltd) have exchanged contracts to purchase the property and expect it to close shortly.

As agreed, all 4 units on the ground floor are to be fully wheelchair "friendly" to assist with independent living. South Dublin Co. Co. have expressed an interest in these units, and we are in discussions with Northeast Housing Association (Pat Costello) with a view to the latter purchasing same.

I understand Part 5 will apply and we will engage with the local authority to agree compliance with that condition if sanctioned.

Regards

Sean Martyn – Director.

Director. Sean Martyn. Secretary. Caroline Martyn Co Reg. 642096 Tax ref 3590801LH