

LEINSTER BRANCH BADMINTON

Victoria Homes project



BACKGROUND :

AUG 2016 LEINSTER BRANCH APPROACHED BY VICTORIA HOMES WITH A VIEW TO THE SALE OF ALL OR PORTION OF THE TERENCE SITE

PROPOSAL REVISED ON PURCHASE PART OF THE SITE FOR 7 HOUSES

**MEETINGS WITH REPRESENTATIVES OF VICTORIA HOMES
DISCUSSIONS AND BRIEFINGS TO EXECUTIVE AND TRUSTEES
REVIEW OF PLANS AND CONSULTATION WITH
OUR OWN ARCHITECT JOHN TAYLOR AND LEGAL
REPRESENTATIVE FRANK EGAN**



Proposal

**PURCHASE OF PORTION OF THE SITE TO THE REAR OF THE TERENURE
SITE TO ACCOMMODATE 7 HOUSES**

**SALE WILL BE SUBJECT TO PLANNING PERMISSION
PLANNING PERMISSION WILL BE SUBMITTED BY VICTORIA HOMES**

**ALL COSTS ASSOCIATED WITH PLANNING APPLICATION WILL BE MET
BY VICTORIA HOMES**

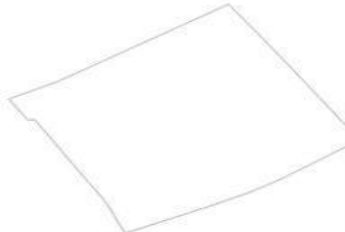
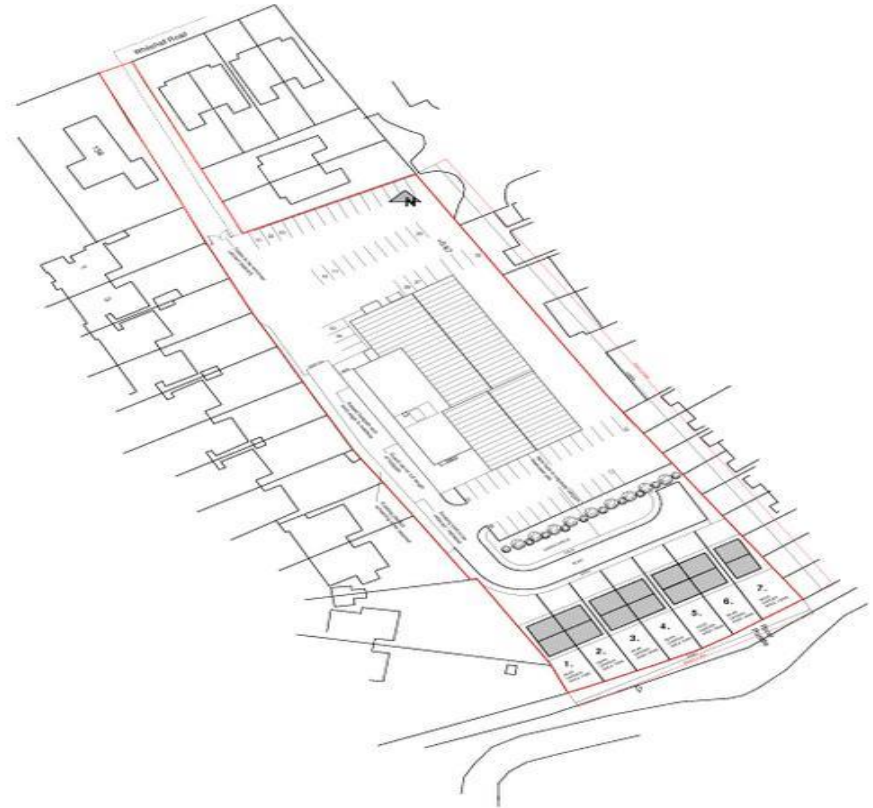
**THE ONLY COSTS FOR LEINSTER BRANCH WILL BE INTERNAL COST IN
DRAWING UP THE CONTRACT FOR SALE**





93 St Stephens Green, Dublin 2
Thomastown, Caragh, Naas, Co Kildare

LEINSTER BADMINTON



 VICTORIA HOMES LTD THOMASTOWN, MAAS, CO. KILDARE TEL: 045-805609 FAX: 045-876285 E-MAIL: info@victoriahomes.ie	
Victoria homes Proposed houses at Terence Badminton centre, Whitethull road Dublin	
SW 2017	1.
16/01/2017	N. FAGAN
1:500 (A1)	



PROPOSED SITE PLAN

Site access

- Access to the sites will be via the main entrance and run along the neighbouring wall
- A right of way agreement to be drawn up prior on the contract being signed and money exchanged
- The required width of the road way would be 5 metres leaving 3.5 metres for pedestrian access
- A foot path and railings as specified by Leinster Branch to be installed along full length of building
- Cost of roadway to be borne by Victoria Homes estimated life span 25 years
- Ongoing maintenance of road way (unless otherwise agreed) would be the responsibility of Leinster Branch

Works

- Site of works as per site map
- Site management to will ensure minimal impact on Badminton activities
- On completion of works it is proposed to lay down a new carpark surface @cost price including removal of excess hardcore /soil on east side to lower the level of the carpark to that of the rest of the carpark and provide road markings
- Current parking spaces **excluding rough ground to rear 48**
- Number of parking spaces after relay of carpark 70+

**This proposal is recommended for your
acceptance by the Trustees and Executive of
the Leinster Branch**

Thank you

Questions ?

