

## SOUTH DUBLIN COUNTY COUNCIL



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### INTERNAL MEMORANDUM

HOUSING DEPARTMENT

13<sup>th</sup> January 2022

**Michael Mulhern**  
**Director of Land Use, Planning and Transportation**  
**Dept. of Development, Economic & Transport Planning**

**FAO: Sarah Watson**

**Reg. Ref. SDZ21A/0022**

**Location:** Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin

**Applicant:** Cairn Homes Properties Ltd.

**Proposal:** *The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 four bedroom houses (147 dwellings in CSW-S4 consisting of 8 two bedroom houses, 127 three bedroom houses & 12 four bedroom houses & 26 three bedroom dwellings in CSW-S3}, all 2 storey comprising semi-detached, terraced, end terrace units (with parking and private open space); (B) 148 duplex apartments/apartments {88 in CSW-S4 & 60 in CSW-S3) comprising 74 two bedroom units and 74 three bedroom units, in 16 three storey buildings.*

I refer to the above application for planning permission, Reg. Ref. SDZ21A/0022 and I wish to advise that a Part V condition should be attached to any grant of permission for the current application.

In respect of lodging the proposed Planning application I can confirm that Cairn Homes Properties Ltd has submitted a proposal to the Housing Department, South Dublin County Council regarding a proposal to satisfy Part V. It is noted that the proposed Part V units include 56 no. duplexes. It is the preference of the Housing Department to have a mix of unit types and sizes more in proportion with the overall schedule of accommodation for the scheme and to include a specially adapted unit, suitable for persons with medical needs.

Proof of date of purchase of the site will be required to determine the Part V percentage liability.

South Dublin County Council's preference in respect of Part V is to acquire units **on site.** South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage.

These negotiations will continue following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

**Rachel Jackson,  
Administrative Officer,  
Housing - Part V.**