

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Date: 15th December 2021

Dear Sir/Madam,

Re: **PLANNING APPLICATION FOR PHASE 3 RESIDENTIAL DEVELOPMENT
AT TUBBER LANE, ADAMSTOWN, CO. DUBLIN**

**PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015
& PART V (HOUSING SUPPLY) (URBAN REGENERATION AND HOUSING
ACT 2015 & AFFORDABLE HOUSING ACT 2021)**

The primary purposes of this letter, the accompanying drawings and indicative estimate costs, is to ensure the planning application meets with the requirements of the Planning and Development Regulations, 2001-2021, the Urban Regeneration and Housing Act 2015 and the Affordable Housing Act 2021.

Hugh McGreevy & Sons Ltd and Tierra Ltd, will satisfy Section 96 of Part V of the Planning and Development Act, 2000 (as amended), in accordance with Option 2 or a combination of Options 2 & 4 (Option 6) of "SDCC Part V Housing Requirements Pre Planning Guidance".

The proposed scheme contains 455 no. residential units. We are not entirely clear on SDCC's current housing strategy in the circumstances of the amended act, so we have presented as part of this planning application details of the 10% (47 no.) social units on site on one sheet and separately, as a provisional offer, details of the additional 10% (45 no.) affordable units calculated on the same basis as the social units.

For the location of the proposed 10% social and the 10% affordable units, please refer to the enclosed Davey Smith Site Layout Plan. The applicant is available to discuss with SDCC's Housing Department the above proposal or any alternative that achieves the required 20% equivalent monetary value.

The units proposed for social housing include the following:

- 6 no. Type K, 4 bedroom houses
- 4 no. Type B, 3 bedroom houses
- 4 no. Type D, 3 bedroom houses

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.

Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- 9 no. Type E, 2 bedroom houses
- 10 no. 1 bedroom apartment within Blocks K & L
- 14 no. 3 bedroom apartment within Blocks K & L

The units proposed for affordable housing include the following:

- 12 no. Type I, 3 bedroom houses
- 3 no. Type D, 3 bedroom houses
- 5 no. Type E, 2 bedroom houses
- 2 no. Type J2, 2 bedroom houses
- 2 no. 1 bedroom apartments within Block J
- 12 no. 1 bedroom apartments within Blocks A, B & C
- 9 no. 3 bedroom apartments within Block J

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, the following information is enclosed on behalf of the applicant:

- (i) *Drawings prepared by Davey-Smith Architects of the 92 no. residential units proposed for Part V and the indication of their location in the key plan. Please refer to the schedule of accommodation for details of the area of each unit;*
- (ii) *Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

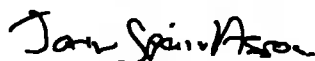
The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage with the Housing Department following receipt of a final grant of permission and prior to commencement of development.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government. This provides guidance on the information to be submitted in respect to Part V to ensure the requirements of Article 22(2)(e) of the Planning and Development Regulations 2001, as amended, are met in respect to the validation of the planning application.

Please note that the details submitted in respect to compliance with Part V are indicative only and are subject to future discussions and agreement with the Planning Authority. Accordingly, the applicant agrees to accept a condition on a grant of planning permission, if the Planning Authority is minded to approve the proposed development, to this effect. The applicant is happy to enter into a Part V agreement with the County Council prior to the commencement of development, as required by the amended Planning and Development Act, 2000, as amended.

We trust that this is satisfactory. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates

Ms Yvonne McMahon
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2.
D02 ND61

15/12/2021

Developer: Hugh McGreevy & Sons Ltd and Tierra Ltd
Location: Tubber Lane, Adamstown, Lucan, Co. Dublin

Dear Ms McMahon ,

I note that it is your intention to lodge a planning application on behalf of the Developer Hugh McGreevy & Sons Ltd and Tierra Ltd for the above development of 455 residential units which includes a mixture of 2 and 3 storey semi-detached and terraced houses, duplex units and apartments in 3 and 4 storey blocks. It is noted that the Developer intends on fulfilling its part V obligation by providing; 6x4 bed, 8x3 bed and 9x2 bed houses and 10x1bed, 14x3 bed apartments for social housing and 7x2 bed, 15x3 bed houses and 14x1 bed and 9x3 bed apartments for affordable housing.

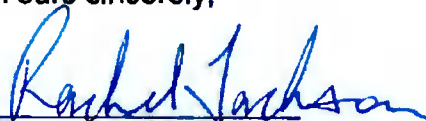
The Part V percentage liability is dependent on the date the applicant purchased the land and therefore proof of same will be required for the Housing Department.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made.

South Dublin County Council can only agree in respect of the actual 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.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Rachel Jackson
Administrative Officer
Housing Department