

**INTERNAL MEMORANDUM**

**HOUSING DEPARTMENT**

22<sup>nd</sup> February 2022

*Michael Mulhern*

*Director of Land Use, Planning and Transportation*

*Dept. of Development, Economic & Transport Planning*

**FAO: Sarah Watson**

**Re: Reg Ref: SHD3ABP-312571-22**

**Location: Dolcain House, Monastery Road, Clondalkin, Dublin 22.**

**Applicant: Randalswood Holding Ltd.**

**Proposal:** : (i) Demolition of existing single storey shed (15.7sq.m), ESB sub-station (29.5sq.m) and oil tank (12.1sq.m) located in the north-eastern section of the subject site; (ii) Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks; (iii) alterations to the existing Blocks A, B and C will include the removal of the existing fourth floor level and replacement with a new fourth floor level at Block A only, the provision of an additional floor level to all blocks with 2 setback floors proposed to the atrium to now provide for a height of 4-5-6 storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to layouts to accommodate the proposed residential apartments; (iv) alterations to Block A to include a 5 storey extension to northern elevation; (v) alterations to Block B include the demolition of the existing single storey element on the eastern façade (73.2sq.m) which comprises a kitchen area, office and storage space, the demolition of the existing three-storey connection between Blocks B and C (23sq.m) and the relocation of the existing telecommunications mast equipment at roof level; (vi) construction of a new 6-storey Block D to the east of Block B to accommodate 29 apartment units; the proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 apartment units (comprising 61 one-bedroom apartments, 59 two-bedroom apartments and 10 three-bedroom apartments, as follows: Block A (including atrium) will comprise 50 apartments (consisting of 22 one-bedroom apartments, 22 two-bedroom apartments and 6 three-bedroom apartments) and will range in height from 4-5 to 6 storeys over basement level; Block B will comprise 22 apartments (consisting of 9 one-bedroom apartments, 9 two-bedroom apartments and 4 three-bedroom apartments) and will be 5 storeys in height; Block C will comprise 29 apartments (consisting of 13 one-bedroom apartments, and 16 two-bedroom apartments) and will be 6 storeys in height and Block D will comprise 29 apartments (consisting of 17 one-bedroom apartments, and 12 two-bedroom apartments) and will be 6 storeys in height; the proposed development will be served by communal residential amenities/facilities at surface and basement level, including communal open space and outdoor areas at surface level; 310 bicycle parking spaces (254 at basement level and 56 at surface level); 78 car-parking spaces (62 at basement level and 16 surface level) including 5 car-club spaces and 3 accessible parking spaces and; 4 motorcycle parking spaces at basement level; the basement level also comprises a proposed bin storage area and plant room; the proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the

*north; and internal pedestrian and shared surfaces. (vii) Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east; the application is accompanied by 2 site layout options, Option A and B. Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath, Option B provides for the omission of this footpath; (viii) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; plant areas; ESB substation; and all associated site development works necessary to facilitate the proposed development.*

I refer to the above application for planning permission, SHD3ABP-312571-22 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The Part V proposal made to the Housing Department provides for 3 no. apartments to fulfil Part V for the proposed Block D and this is noted. The Part V letter lodged by the agents for the developer sets out their opinion in terms of Part V not being applicable to the 3 existing blocks under S.96 (14) (b) of the Planning and Development Act 2000.

Should the Planning Authority decide that 50% of the external fabric of the existing buildings is being retained, Part V will apply to the units in Block D only.

Should the Planning Authority determine that the provisions of S.96 (14) (b) of the Planning and Development Act 2000 do not apply, then Part V will apply to the full development.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

South Dublin County Council's preference is **to acquire units on site.** The Applicant is requested to submit a revised proposal to the Housing Department when the Part V liability is determined and to include a universal type unit to accommodate persons with medical needs.

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.

Yours Sincerely,

**Edel Dempsey**  
**Senior Staff Officer**  
**Housing Procurement Section**