

# SOUTH DUBLIN COUNTY COUNCIL



## INTERNAL MEMORANDUM

### HOUSING DEPARTMENT

10<sup>th</sup> March 2022

*Michael Mulhern*

*Director of Land Use, Planning and Transportation*

*Dept. of Development, Economic & Transport Planning*

**FAO: Colm Maguire**

**Re: Reg Ref: SD22A/0035**

**Location: Lands within St Marys Priory, Old Greenhills Road, Tallaght, Dublin 24.**

**Applicant: St. Marys Medical (Tallaght) Ltd.**

**Proposal:** : (a) Construction of a 4 storey nursing home building consisting of: (i) 106 bedrooms (with ensuite); (ii) associated residents welfare facilities; (iii) administration areas and staff facilities; (iv) multi-function space and pharmacy proposed at ground level; (b) construction of 60 one bed independent living units in 3 blocks as follows: (1) Block A, a 4 storey building comprising 11 one-bed units; (2) Block B, a part 4/part 5 storey building comprising 35 one-bed units; and (3) Block C, a 5 storey building comprising 14 one-bed unit. Each unit will be provided with a private open space in the form of a balcony terrace (6sq.m.) (c) The development will include communal open space and landscaping (including new tree planting and tree retention), 30 car park spaces (including 3 limited mobility parking spaces; 3 EV parking and 1 car sharing spaces); and 52 bicycle parking spaces (d) The development will be served by a new pedestrian and vehicular access from Old Greenhills Road through existing boundary wall. Material from the removed wall will be repurposed within the landscape areas; and (e) The development includes landscaping, boundary treatments (including wells and railings to southern and western boundaries), and ESB Substation SuDs drainage, road infrastructure and all ancillary site works necessary to facilitate the development.

I refer to the above application for planning permission, SD22A/0035 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 by the developer provides for 6 no. apartments to fulfil Part V for the 60 One Bed independent living units and this is noted. South Dublin County Council's preference is **to acquire units on site.**

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.

Please note that collateral warranties will be required from the Developer in respect of the contractor, consultants and sub-contractors.

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. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,

**Rachel Jackson**

**Administrative Officer**

**Housing Procurement Section**