

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

15th March 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Caitlin O'Shea

Re: Reg Ref: SD22A/0039

Location: Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.

Applicant: Dungrey Limited

Proposal: (a) *The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.*

I refer to the above application for planning permission, SD22A/0039 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The Part V submission lodged with this planning application is noted, the developer has proposed to fulfil their Part V obligation by providing 2 x 4 Bed 4 Storey Semi-Detached houses. South Dublin County Councils will consider all options available to fulfil part v as per the Planning and Development Act 2000 (as amended).

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.

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.

Yours Sincerely,

Rachel Jackson
Administrative Officer
Housing Procurement Section