

Ms. Donna Ryan  
Associate Director  
Downey Planning  
29 Merrion Square  
D02RW64

17/12/2021

**Developer:** Lorat Trading Ltd

**Location:** RE Proposed Development at Main Street, Rathcoole, Co. Dublin

Dear Ms Ryan,

I note that it is your intention to lodge a planning application on behalf of Lorat Trading Ltd for the above development of 23 units, consisting of 2x1 bed cottages, 9x1 bed & 12x2 bed apartments at Muldowney's Pub, Main Street Rathcoole, Co Dublin. It is noted that the applicant intends on fulfilling its part V obligation by providing 3x1bed & 2x2bed apartments.

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.

Further proposals are subject to review and consideration by the Housing Department, subject to planning approval.

South Dublin County Council's preferred option is to acquire units on site. 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.

Yours Sincerely,



**Rachel Jackson**  
**Administrative Officer**  
**Housing Department**