

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

05th May 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Colm Maguire

Re: Reg Ref: SD22A/0096

Location: Rear of Muldowneys Pub, Main Street, Rathcoole, Co Dublinj

Applicant: Lorat Trading Ltd

Proposal: Demolition of some of the existing structures on site to include a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms, and sheds to the west and north of Muldowney's Pub; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two bedroom units, giving a total of 15 units within this Block; private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub; Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development

I refer to the above application for planning permission, SD22/0096 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The pre planning engagement and the Part V submission lodged with this planning application is noted, the developer proposes to fulfil its Part V obligation by providing 5 apartments 3 x 1 bed and 2 x 2 Bed. The inclusion of a universal type unit to accommodate persons with medical needs will also be sought. It is South Dublin County Councils preference to **acquire units on site.** The Applicant is required to contact the Housing Department directly with the revised proposal for approval in principle to be negotiated.

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 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,

Edel Dempsey
Senior Staff Officer
Housing Procurement Section
Subject To Contract/Contact Denied