



**INTERNAL MEMORANDUM**

**HOUSING DEPARTMENT**

**16<sup>th</sup> May 2022**

***Michael Mulhern***

***Director of Land Use, Planning and Transportation***

***Dept. of Development, Economic & Transport Planning***

**FAO: Colm Maguire**

**Re: Reg Ref: SHD3ABP-313145-22**

**Location:** In the townland of Boherboy, Saggart Road, Co Dublin

**Applicant:** Kelland Homes Ltd and Durkan Estates Ireland Ltd

**Proposal:** *Development to the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road; The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012) consisting of 655 dwellings, comprised of 257 two, three & four bed, two & three storey detached, semi-detached & terraced houses, 152 one, two & three bed duplex units in 17 two to three, three to four & four storey blocks, and 246 one, two & three bed apartments in 9 buildings ranging in height from two, two to five, four to five & five storeys, and a two storey crèche (693sq.m); Access to the development will be by via one vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m); The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north; The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392sq.m), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (914 car parking spaces, including EV parking), (vi) bicycle parking (797 bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 ESB sub-stations, all on an overall application site area of 18.3ha; In accordance with the Fortunestown Local Area Plan (2012) an area of c. 1.4Ha within the site is reserved as a future school site*

I refer to the above application for planning permission, SHD3ABP-313145-22 for the development of 655 units 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 intends on fulfilling its Part V obligation by providing, 66 Social Housing Units comprising of 6 x 1 bed, 37 x 2 Bed and 23 x 3 Bed Duplex and Apartment units and 67 Affordable Units comprising of 2 x 1 Bed, 25 x 2 Bed and 24 x 3 Bed Duplex and Apartment units and 16 x 3 Bed Houses. It is South Dublin County Councils preference to **acquire a mixture of units on site in line with the ratio of units proposed in the development** and as such it would be the preference of the Housing Department that a revised proposal is submitted to include a better mix of unit types available in the overall development in line with the schedule of accommodation including house type units. The Applicant is required to contact the Housing Department directly with any revised proposals. A separate Part V Agreement will be required for each developer on the site.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is requested 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**