

Appendix A – PART V



Ms. Cliona Eogan,
Development Manager,
CAIRN HOMES PLC
7 Grand Canal
Grand Canal Street Lower,
Dublin 2.

28th April 2022

RE: COOLDOWN COMMONS & FORTUNESTOWN, PHASE III, CITYWEST, DUBLIN 24.
SHD3ABP-310570-21 – HSU 427

Dear Ms. Eogan,

I note Cairn Homes PLC intend to lodge an amendment planning application to the above named SHD grant which, if granted will reduce the number of permitted units to 405.

The Part V proposal to provide 10% of permitted residential units on site is noted, namely the provision of 6 No. 2-bed duplexes (Ground Floor 2 bed Apartments 83.2 sqm); - 6 No. 3-bed duplexes (Duplex 3 bed Apartments 122.5 sqm); and - 13 No. 1-bed apartment (Block E2 50sq.m); and - 15 No. 2 bed apartment (Block E2 78sq.m).

I can confirm that the Housing Department is satisfied to release this validation letter to facilitate the lodging of the amendment application. Part V negotiations, to include the unit types, will commence following the amendment application decision.

South Dublin County Council's preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, 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 and Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,

Rachel Jackson
Administrative Officer
Housing Department