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Ms Debbie O'Dempsey  
Housing Department  
South Dublin County Council  
County Hall Tallaght  
Dublin 24  
EMAIL

27 April 2022

Dear Ms Dempsey.

**COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED ("THE ACT") IN RELATION TO THE RESIDENTIAL DEVELOPMENT AT COOLDOWN COMMONS, FORTUNESTOWN, DUBLIN 24 (AMENDMENT TO BLOCK D4 OF SHD DEVELOPMENT ABP-310570)**

Further to previous discussions I write to confirm our proposal to satisfy and comply with the requirements of S96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are indicative at this stage and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

I note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

**Proposed Development**

The proposal being submitted to South Dublin County Council consists of an amendment to Block D4 (granted under strategic housing development ABP-310570-21). The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 46 (from 60 no. units). This will result in the reduction in the total number of residential units across the entire development site from 421 no. residential units to 405 no. residential units. All other elements associated with Block D4 and across the development site as a whole will remain the same.

**Preferred Option to Comply with Part V**

Without prejudice to the above, it is proposed to provide 10% of permitted residential units on site in order to comply with Part V. Based on the current proposal to amend the permitted development from 421 to 405, this equates to 40 units and Cairn propose the deliver the following:

- 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)

The proposal is reflected in the attached Layout Plan. The above is subject to change depending upon the nature of any final grant of permission including conditions.

**Estimated Cost to the Local Authority**

The overall estimated cost to the Local Authority at this time is €18,253,104. I confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015.

Finally, I would highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured, as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours sincerely,



**Cliona Eogan**  
Development Manager

**ATTACHMENTS**

Proposed Site Layout Plan, Unit Layouts, Elevations & Schedule of Accommodation,  
Proposed Cairn Costings.



CAIRN