

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

16th May 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Colm Maguire

Re: Reg Ref: SD21A/0327

Location: Gordon Park, Old Naas Road, Kingswood, Dublin 22

Applicant: Greenwalk Development Ltd.

Proposal: *A residential development of 77 dwellings comprised of 63 two storey houses and 14 apartments & duplex units accommodated in one 3 storey building. The proposed houses are comprised of 8 two bed houses & 55 three bed houses; the proposed apartments & duplex units are comprised of 7 one bed apartments at ground floor & 7 three bed duplex units overhead. The proposed development also provides for all associated site development & infrastructural works, car & bicycle parking, open spaces, hard & soft landscaping, boundary treatments and bin & bicycle storage; access to the development will be via a new vehicular entrance at the south-west corner of the site off the Old Naas Road. Permission is also sought to demolish the existing building on site approximately 455sq.m. all on a site area of 2.28Ha, at Gordon Park, Old Naas Road, Kingswood, Dublin 22 bounded to the west by the Old Nass Road, to the south by the Silken Park development and is located in the townland of Brownsbarn.*

I refer to the above application for planning permission, SD21A/0327 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 proposes to fulfil its Part V obligation by providing 7 units. 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 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