

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

27th May 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Colm Maguire

Re: Reg Ref: SD22A/0126

**Location: Junction of Grange Road, Nutgrove Avenue and Loreto Terrace
Rathfarnham, Dublin , 14.**

Applicant: First Step Homes Ltd.

Proposal: *Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one-bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.*

I refer to the above application for planning permission, SD22A/0126 for the amendment to the development permitted under SD18A/0053 of the addition of 6 units for a total of 38 at the Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin 14 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

It is South Dublin County Council's preference to acquire the Part V units on site. Further proposals are subject to review and consideration by the Housing Department & planning approval. Proof of Date of ownership of the site is required from the applicant to determine their Part V Percentage liability. The applicant is required to contact the Housing Department to discuss same.

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