

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

30th June 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Colm Maguire

Re: Reg Ref: SD22A/0157

Location: Site South of Oldcourt Road, Firhouse, Dublin 24

Applicant: Capami Ltd

Proposal: *On site which forms part of an overall permitted residential development under Ref. SD17A/0468 & has the approved name of 'Ballycullen Gate'; The proposed development consists of a change of dwelling type and increase in number from 17 permitted houses to 26 proposed houses; The proposed dwellings are comprised of 12 three bed semi-detached 2 storey houses, 6 two bed semi-detached dormer houses, 6 two & three bed detached & semi-detached bungalows, 1 three bed detached 2 storey house and 1 four bed split level detached house; The proposed development also includes for all associated site development works, car parking, open spaces and landscaping, on a site area of 0.82ha; The effect of the proposed development will be a modification to an extant permission under Ref. SD17A/0468.*

I refer to the above application for planning permission, SD22A/0157 for the amendment of unit numbers from 64 permitted to 73 units total for a development of known as Ballycullen Gate on a site south of Oldcourt Road, Firhouse, Dublin 24 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

It is noted that the developer has lodged a Part V proposal with this amendment application to provide 5 houses to fulfil its part v obligations for the amendment site. It is South Dublin County Councils preference to **acquire** a mixture of units on site. It is requested that approximately 7% of the Part V units are suitable for persons with medical needs. 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.

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 Part V