

04/03/2022

Mr. Stephen Allen,
JFOC Architects
3&4 Greenmount House
Harolds Cross
D6W X008

Developer: Deane Homes Ltd.
Location: Main Street, Newcastle Co. Dublin


Dear Mr. Allen,

I note that it is your intention to lodge a planning application on behalf of the Developer, Deane Homes Ltd. for the above development of 30 Units – 28 x 3 Bed Houses and 2 x 2 Bed Houses on Main Street, Newcastle, Co. Dublin. It is noted that the Developer intends on fulfilling its Part V obligation by providing 3 no. Part V units.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made. The developer is working with the Council on the design of the units to incorporate the principles of universal design into the proposed Part V units. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval. Proof of the date of ownership of the site is required from the applicant in order to determine their Part V percentage liability.

South Dublin County Council's preferred option is to acquire units **on site**. South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,



Rachel Jackson
Administrative Officer
Housing Department