

19/05/2022

Mr. Seán O'Connor,
PMCA Architecture & Planning,
104 Francis Street,
Dublin 8.

Applicant: Frances Dowling

Location: Hillhouse, Lucan Road, Lucan, Dublin K78 R5P6

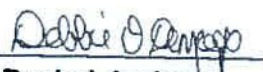
Dear Mr. O'Connor,

I note that it is your intention to lodge a planning application on behalf of the Applicant, Frances Dowling for the above development of 19 Units – 6 x 1 Bed and 13 x 2 Bed Apartments at Hillhouse, Lucan Road, Lucan, Co. Dublin. It is noted that the Developer intends on fulfilling its Part V obligation by providing 2 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 and is currently under consideration. 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,

pp 

Rachel Jackson
Administrative Officer
Housing Department