

**SOUTH DUBLIN COUNTY COUNCIL**



**INTERNAL MEMORANDUM**

**HOUSING DEPARTMENT**

*Michael Mulhern*

*Director of Land Use, Planning and Transportation*

*Dept. of Development, Economic & Transport Planning*

**DATE 13<sup>th</sup> September 2022**

**FAO: Colm Maguire**

**Applicant: Ciaran Reilly**

**Location: Main Street, Rathcoole, Co. Dublin**

**Subject to Contract/Contract Denied**

**Re: Reg Ref: SD22A/0323**

**Proposal:** *Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.*

I refer to the above application for planning permission; Planning Reg Ref SD22A/0323 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 intends on fulfilling their Part V obligation by providing, 2 x 3 Bed semi-detached houses and has been in contact with the Housing Department to discuss same.

The percentage Part V obligation will be determined in accordance with the Part V of the Planning and Development Acts 2000 to 2020 as amended by the Affordable Housing Act 2021. The applicant is required to submit proof of date of purchase of the site for the percentage Part V obligation to be confirmed. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval.

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**