

**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: Conor Doyle**

**Applicant: Frances Dowling**

**Location: Hillhouse, Lucan Road, Lucan, Co. Dublin**

**Subject to Contract/Contract Denied**

**Re: Reg Ref: SD22A/0324**

**Proposal:** *Demolition of an existing house; Ancillary outbuildings and the construction of 1 two to four storey building accommodating 19 apartments comprised of 6 one bedroom apartments and 13 two bedroom apartments; Vehicular access to the proposed development will be via Lucan Road with traffic calming measures onto Lucan Road; 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.*

I refer to the above application for planning permission; Planning Reg Ref SD22A/0324 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, namely that the Applicant intends on fulfilling its Part V obligation by providing 2 no. Part V units. South Dublin County Council's preferred option is to acquire units on site. 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**