

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

26th September 2022

Michael Mulhern
Director of Land Use, Planning and Transportation
Dept. of Development, Economic & Transport Planning

FAO: Colm Maguire

Re: Reg Ref: SD22A/0342

Location: East of Tay Lane, Newcastle Road, Rathcoole

Applicant: Riverside Projects Limited

Proposal: Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space;

I refer to the above application for planning permission, SD22A/0342 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 has proposed to fulfil their Part V obligation by providing 8 x 2 Bed and 4 x 1 Bed apartments on the ground floor. It is the preference of the Housing Department to **acquire** units on site to fulfil Part V. It is noted that the units proposed are purposely designed for elderly accommodation with reference to the Universal Design Criteria. The applicant is requested to include in their proposal four fully wheelchair liveable units, in line with the Irish Wheelchair Association best practice guidelines.

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.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

Yours Sincerely,

Rachel Jackson
Administrative Officer
Housing Procurement Section