

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

DATE 10th October 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: Ciaran Stanley

Re: Reg Ref: SD22A/0356

Location: Oldcourt Road, Oldcourt, Firhouse, Dublin 24

Subject to Contract/Contract Denied

Proposal: *Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.*

I refer to the above application for planning permission; Planning Reg Ref SD22A/0356 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. I acknowledge the Part V proposal of 5 x Part V Units consisting of

- 1 x 2 Bed Bungalow Detached (83m²),
- 1 x 2 Bed Bungalow Semi-Detached (83m²),
- 1 x 3 Bed Bungalow Semi-Detached (83m²) and
- 2 x 3 Bed Bungalow Detached (96m²) units on site.

The applicant has indicated that should the amendment be granted they will engage with the Housing Department on the design of the units with a view to having the units easily adaptable for persons on the Council's medical needs waiting list.

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 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,

Rachel Jackson
Administrative Officer
Housing Procurement Section