

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

24th October 2022

Michael Mulhern

Director of Land Use, Planning and Transportation

Dept. of Development, Economic & Transport Planning

FAO: COLM MAGUIRE

Re Reg Ref: SD22A/0355

Location: Edmondstown Mill, Rathfarnham

Applicant: Relmont Ltd

Proposal: Works to previously granted planning application Reg Ref: SD17A/0407; In Building C, the works include, the material change of use from previously granted ground floor car park to 2 one bed apartments and one 2 bed apartment, the re-organised bin and bike store arrangement, the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3 two bed apartments and 1 one bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3 one bed apartments and 1 two bed apartment with roof terrace balconies, Associated elevational changes throughout to include the provision of 2 windows to the north elevation, next to building B, and 2 windows to the south elevation, and new door to proposed bike storage at ground floor level; Further works include, the relocation of the existing water tank from the roof of building C to the North side of Building A next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank, associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking spaces previously granted, including 4 car charging spaces, 5 visitor bicycle spaces all associated site works at a Protected Structure.

I refer to the above planning permission which seeks to amend SD17A/0407. It is noted that a Part V condition did not apply to SD17A/0407 by virtue of Section 96 (14) (b) of the Planning and Development Act which states that Part V will not apply to “the conversion of an existing building or the reconstruction of a building to create one or more dwellings, provided that 50 per cent or more of the existing external fabric of the building is retained.

Should this exemption no longer apply, in the event of the amendment being applied for being granted, then a Part V condition should be attached to this permission.

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.

South Dublin County Council's preference in respect of Part V is to **acquire units on site** and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development. In the event of the granting of planning permission the unit nos., types, location, and costings in respect of Part V requirement to be agreed with Housing Department subject to approval of the Department of Housing, Local Government and 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 Part V