

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

09th December 2022

Michael Mulhern

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

FAO: Caitlyn O'Shea

Re Reg Ref: SD22A/0401

Location: Scholarstown House, Scholarstown Road, Rathfarnham

Applicant: Emmaville Ltd

Proposal: Retention and conversion of Scholarstown House (Protected Structure) into two residential units and the construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments.

I refer to the above application for planning permission Reg Ref **SD22A/0401** and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The Part V proposal lodged with the planning application indicates that the Part V proposal is for 3 Ground Floor, 6 first floor and 6 second floor apartments. It is requested that the applicant engages directly with the Housing Department concerning this proposal. The Housing Department will require 3 ground floor units of incorporating the key features universal design and suitable for candidates on the Councils medical priority housing list, to be included in the proposal.

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.

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.

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Yours Sincerely,

**Edel Dempsey
Senior Staff Officer
Housing Part V**