3rd November 2023

Mr Jonathan Walsh,
Clonburris Development Manager
Clear Real Estate Holdings Limited
6th Floor Fitzwilliam Court
Leeson Close
Dublin 2.

Subject to Contract/Contract Denied

Dear Mr Walsh,

It is noted that Clear Real Estate Holdings Limited intend to lodge further information in relation to a planning application SDZ23A/0004 to develop a site located within the Townland of Adamstown, Clonburris, Co Dublin known as Adamstown Extension, amending the original application to provide a total of 395 residential units.

In respect of the lodging of the planning application I can confirm that Clear Real Estate Holdings Limited have engaged with the Housing Department, South Dublin County Council regarding the provision of one additional unit for their Par V Provision.

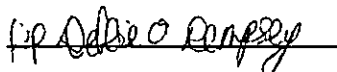The applicant has proposed the provision of the following units to fulfil part V:
15 x 1 Bed apartments
16 x 2 Bed Apartments
2 x 2 Bed Duplex Apartments
2 x 3 Bed Duplex
5 x 3 Bed Houses

It is the Councils preference to acquire a mix of units in line with the ratio of units proposed in the development. The Housing Department has requested that 3 x 4 bed houses are provided in the earlier phases of the development in lieu of 3 x 3 bed duplexes. We also request 1 unit be identified on the ground floor which would be suitable for allocation to persons on the Council's medical priority housing list.

It is South Dublin County Councils preference to acquire units on site. Further proposals are subject to review and consideration by the Housing Department & planning approval. Proof of date of ownership of the site was provided and confirms the part V liability is 10%.

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
Part V
South Dublin County Council

Comhairle Contae Átha Cliath Theas, | South Dublin County Council, | Fón - Tel: +353 1 414 9000 | Lean muid ar - Follow us on
Halla an Chontae, Tamhlacht, | County Hall, Tallaght, | Rphost - Email: info@sdublincoco.ie | Facebook, Twitter, YouTube
Baile Átha Cliath 24, D24YNN5 | Dublin 24, D24YNN5 | Idirlíon - Web: athcliaththeas.ie - sdcc.ie | deisighdoshraid.ie - fixyourstreet.ie