

Planning Department
South Dublin County Council,
County Hall Tallaght,
Dublin 24, D24 A3XC

Our Reference: D-122

Pl. Ref. No. SD22A/0039 – ABP-314880-22

**RE: Residential Development at "Silverbrook", Whitechurch Road, Dublin 14
Condition 4 – Section 47**

Dear Sir/Madam,

On behalf of our Clients, Dunmoy Properties Ltd, regarding the above proposed development and following your email to us dated of the 12th of June, (sent by Margaret Crehan) please find enclosed 2 copies of our official compliance submission to the following:

Condition 4

The condition reads as follows:

- (a) - Prior to the commencement of the development as permitted, the developer or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act, 2000 (as amended), that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except whereafter not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the developer or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

We trust that the information enclosed is adequate and look forward to hearing from you in due course.

Yours sincerely,



Luis Reis on behalf of BBA architecture



14th of June 2024

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