

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 14th September 2018

Dear Sir/Madam,

Re: **SHD APPLICATION FOR A RESIDENTIAL DEVELOPMENT AT
GLENCAIRN, MURPHYSTOWN WAY, DUBLIN 18**

**PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE
PLANNING & DEVELOPMENT REGULATIONS 2001-2018 - PART V**

The proposal relates to a SHD application to An Bord Pleanála for a residential development of 341 no. residential units consisting of 243 no. apartments and 98 no. houses, including a childcare facility and all associated development.

Please find attached a Part V brochure prepared by OMP Architects for the provision of the following units to meet the 10% Part V requirement on site:

- 7 no. 1-bed apartments
- 14 no. 2-bed apartments
- 2 no. 1-bed duplex units
- 8 no. 2-bed duplex units
- 3 no. 3-bed terraced houses

Total = 34 no. units (i.e. 10% of 341)

The above reflects discussions and an agreement in principle with the Housing Department of DLRCC in respect to the Part V provision for the subject site (see letter attached from the Housing Department). The proposed units are designed to comply with DLRCC and DOE standards for Social and Affordable units and the mix of the proposal has been further guided by DLRCC's Housing requirements.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Castdale Limited:

- (i) *Part V brochure including drawings prepared by OMP Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed Part V units (as set out above), and a schedule of areas;*
- (ii) *Applicants Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

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The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Dun Laoghaire Rathdown County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government.

We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates