

Housing Department
An Rannóg Tithíochta

Aiden Conroy
Part V Unit
Marine Road
Dún Laoghaire
Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

4th October, 2023

Laura Brock
Brock McClure
Planning & Development Consultants
63 York Road
Dún Laoghaire
Co. Dublin

Re: Proposed Development at Glenageary Gate, Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin; Red Rock Glenageary Limited

Dear Sirs,

I refer to your proposed development at Glenageary Gate, Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin involving the construction of 147 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended):

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 14 units on-site for social housing comprising 10 x 1-bedroom, 3 x 2-bedroom and 1 x 3-bedroom units.
- *Indicative* cost of the 14 units is €6,344,274 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- *Indicative* cost for the one-bed unit is €397,880.30, two-bed unit is €562,263 and three-bed unit is €678,682

I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full

review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs but also management service charges will need to be of an acceptable level.

Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aiden Conroy

Aiden Conroy
Administrative Officer
Housing Department