

23rd September 2019

Paul Conlon BA, BAI, Dip PM
Project Manager
Mitchell McDermott
72 Leeson Street Upper
Dublin 4
D04 XD92

RE: Proposed development at Citywest, Fortunestown Lane, Dublin 24,
Applicant: Citywest Development
Agent: Mitchell McDermott

Dear Mr. Conlon,

It is noted that **Mitchell McDermott** intends to lodge a planning application on behalf of its client **Citywest Development** to develop a site located at Citywest, Fortunestown Lane, Dublin 24.

Mitchell McDermott has submitted a proposal to Housing Department, South Dublin County Council to provide 30 no. units which are proposed to be located within one block (Block E) to satisfy Part V on this site. The proposal is acceptable to SDCC Housing Department in respect of lodging the proposed Planning application. The scheme consists of 6 Blocks (A-F), totaling 290 units comprising 1-bed, 2-bed, and 3-bed units. It is noted that the total number of Block E units exceeds the 10% Part V requirement.

Proposed schedule of	accommodation	SDCC comment
Part V Block E	30 units & 207 sq.m. retail	Subject to negotiation and agreement with Local Authority on grant of planning permission
Block A	57 units	
Block B	66 units	
Block C	61 units	
Block D	47 units	
Block F	29 units & 265sq.m. retail	

South Dublin County Council's preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. In the case where the scheme is confirmed as build to rent, the Council will work with the applicant to agree a Part V value against the lease rentals on identified Part V units. These negotiations will commence following a grant of planning permission.

Should you have any queries regarding this letter please do not hesitate to contact me

Yours sincerely,



Marguerite Staunton
Senior Executive Officer
Housing Department
South Dublin County Council