

20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

Our Ref: 2103 Stocking Lane

An Bord Pleanála
64 Marlborough Street,
Dublin 1

5th October 2021

Subject to Agreement/Without Prejudice

Re: COMPLIANCE WITH SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION FOR PROPOSED DEVELOPMENT AT STOCKING LANE, BALLYBODEN, DUBLIN 16

Dear Sir/Madam

The following proposal is submitted as part of the above application for compliance with the provisions of Part V of the Planning and Development Act 2000 (as amended and the Planning & Development Regulations, 2001 (as amended)).

We have set out below how the applicant proposes to satisfy and comply with the requirements of s.96 (Part V) of the Planning and Development Act (as amended). The Part V proposal is accompanied by:

- Part V drawings from Matt Barnes Architect
- Part V Schedule of Accommodation and costs

The costs are indicative and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purpose of facilitating the making of a valid planning application and will ultimately be subject to possible amendments and formal agreement with South Dublin County Council on submission of the Commencement Notice in relation to the development of the site.

The financial data contained in the enclosed table (entitled Part V Schedule of Accommodation and Costs) is provided to the level of detail commensurate with this of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

In accordance with the Act and Regulations the ultimate agreement with regards to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the permission is granted. These are not available at this time.

Proposal to Comply with Part V

The applicant's preferred option to comply with Part V involves the provision of units on site.


As part of the s247 pre-application consultations with South Dublin County Council, Part V units were proposed in Block F & G, in addition to a mid-terrace house. The letter from South Dublin County Council, dated 15th October 2019, responded to this proposal and confirmed their preference to acquire units on site. The current proposal reflects this original proposal and includes 13 dwellings representing 10% of all units and consists of:

- 6 no. 1 bed apartments
- 5 no. 2 bed apartments
- 1 no. 3 bed apartment
- 1 no. 4 bed mid terrace house
- 12 no. basement parking space
- 2 no. surface parking spaces

We refer the Board to the Matt Barnes Architect Part V drawings, which provide details of the specific units identified.

The final details of any agreement with the council regarding compliance with Part V, including agreement on costs (and unit types) will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

Yours faithfully,



Jerry Barnes
Director

MACCABE DURNEY BARNES

Encl.

15th October 2019

Rosemarie McLaughlin,
MacCabe Durney Barnes,
20 Fitzwilliam Place,
Dublin 2
D02 YV58

RE: Proposed strategic housing development at Stocking Lane, Ballyboden, Dublin 16. 2)
Applicants: MacCabe Durney Barnes

Dear Ms. McLaughlin,

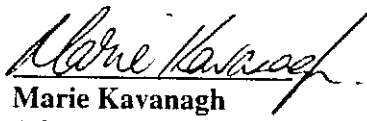
It is noted that **MacCabe Durney Barnes** intends to lodge a planning application to develop a site located at Stocking Lane, Ballyboden, Dublin 16.

In respect of lodging the proposed Planning application I can confirm that MacCabe Durney Barnes has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V on this site and the proposed Part V units are under negotiations between all parties.

South Dublin County Council's preference in respect of Part V 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. The Part V 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,



Marie Kavanagh
Administrative Officer
Housing Department
South Dublin County Council