

Housing Department  
**An Rannóg Tithíochta**  
**Aiden Conroy**  
Part V Unit  
Marine Road  
Dún Laoghaire  
Co. Dublin  
Direct Tel: 01 2047936  
aidenconroy@dlrcoco.ie

EIR Property Services,  
2022, Bianconi Avenue,  
Citywest Business Campus  
Dublin 24, D24 HX03

**2<sup>nd</sup> December 2021**

**Re: Proposed Development at Sommerville Road, Dundrum, Dublin 14**

Dear Mr. McAleese,

I refer to your proposed development at Sommerville Road, Dundrum, Dublin 14 involving the construction of 111 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, 22 units on-site for Social and Affordable/Cost Rental housing comprising fourteen (14 no.) one-bedroom apartments and eight (8 no.) two-bedroom apartments.
- *Indicative* cost of the 22 units is €9,341,875 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.
- The Average indicative unit is €424,631.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, 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.

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