

Housing Department
An Rannóg Tithíochta
Leo Clarke
Administrative Officer
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Castlethorn Old Conna ULC.
Overend House,
Dundrum Town Centre,
Sandyford Road,
Dundrum,
D16 A4W6

10th July 2026

Re: Proposed Development on Lands located North of Old Connaught Avenue within the Townland of Old Connaught; Castlethorn Old Conna ULC.

Dear Sirs,

I refer to the proposed development on Lands located North of Old Connaught Avenue within the Townland of Old Connaught, involving the construction of two-hundred and seventy-one (271 No.) 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, fifty-five (55 No.) residential units on-site for social and affordable housing at a total indicative cost of €23,214,433.00 incl VAT; comprising eleven (11 No.) 1-bedroom apartments, thirty-four (34 No.) 2-bedroom apartments, six (6 No.) 3-bedroom duplexes, and four (4 No.) 2-bedroom houses.

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 unit, or to acquire it at the stated price, which is acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted. However, should planning permission be granted and significant cost savings cannot be achieved, the Council will seek alternative proposals for compliance with the provisions of Part V of the Planning and Development Act, 2000, as amended.

Any proposal for compliance with Part V will be subject to Planning Permission 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 and the council may seek an alternative mix of unit types to reflect the current housing demand at that time.

It should be noted that if a Final Grant of Planning is granted after 31st July 2026, a 20% Part V requirement will apply to any new housing development, regardless of land purchase date.

Please note that if applicable for this Planning Permission, **no demolition should take place** prior to City Valuers inspecting the site in its current condition.

Yours sincerely,

Leo Clarke

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Administrative Officer
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