

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 10th March 2020

Dear Sir/Madam,

Re: STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR ALTERATIONS TO A PERMITTED RESIDENTIAL DEVELOPMENT, REG. REF.: F17A/0615, AT THE SITE THAT FORMERLY FORMED PART OF SANTA SABINA DOMINICAN COLLEGE AND CONVENT COMPLEX, GREENFIELD ROAD, SUTTON, DUBLIN 13

PLANNING & DEVELOPMENT ACT, 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2019 - PART V

The development to which the current SHD alterations relates, will result in a total of 143 residential units.

Please find attached a Part V brochure prepared by OMP Architects for the provision of the following units to meet the 10% Part V requirement on site:

- 4 no. 1-bed apartments
- 4 no. 2-bed apartments
- 8 no. 3-bed terraced houses

Total = 14 no. units (i.e. 10% of 143)

The above reflects discussions and an agreement in principle with the Housing Department of FCC in respect to the Part V provision for the subject site (see letter attached from the Housing Department). The proposed units are designed to comply with the relevant standards for Social and Affordable units and the mix of the proposal has been further guided by FCCs Housing requirements.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Parsis Ltd:

- (i) *Part V brochure including drawings prepared by OMP Architects, which includes site layout plans and floor plans, illustrating the location within*

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPI Meadhbh Nolan BA MRUP MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- the scheme of the proposed Part V units (as set out above), and a schedule of areas;*
- (ii) *Applicants Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Fingal County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government.

We trust that this is satisfactory in the context of the requirements of the Regulations for this SHD application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



John Spain Associates