

Housing Department
An Rannóg Tithíochta
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Knockrabo Investments DAC
32 Molesworth Street,
Dublin 2

25th September 2025

Re: Proposed Amendments to Development at Knockrabo, Phase 2, Mount Anville Road, Dublin 14

Dear Sirs,

I refer to your proposed amendments to the development at Knockrabo, Phase 2, Mount Anville Road, Dublin 14, involving the construction of an additional 6no. residential units. The Part V proposal remains unchanged from the parent permission (LRD24A/0882/WEB), as such, we refer 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, 15no. units on-site for social housing comprising 3no. x 1-bedroom units, 9no. x 2-bedroom units, and 3no. x 3-bedroom units.
- Total *indicative* cost of the 15no. units is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.

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.

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 faithfully,

Leo Clarke

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