



# Comhairle Contae Chill Mhantáin Wicklow County Council

## Tithíocht - Housing

Áras An Chontae / County Buildings  
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Cairn Homes Properties Limited,  
7 Grand Canal,  
Grand Canal Street Lower,  
Dublin,  
DO2 KW81

1<sup>st</sup> August 2019

**RE: PROPOSED PLANNING APPLICATION FOR DEVELOPMENT OF 426 RESIDENTIAL UNITS AT  
FARRANKELLY, GREYSTONES, CO. WICKLOW.**

**SUBJECT TO CONTRACT AND CONTRACT DENIED**

Dear Sir,

I refer to the above proposed Planning Application by Cairn PLC for 426 residential units at development address Farrankelly, Greystones, Co. Wicklow. I also refer to the meeting held on 23<sup>rd</sup> July 2019 and your subsequent submission of the same date to the Council in relation to the manner in which your company propose to fulfill your obligations under Part V of the Planning and Development Acts 2000-2015.

Subject to Contract and to further detailed agreement upon the grant of a Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle only that your clients Part V obligations may be satisfied by the provision of 42 units. I note that you have identified the specific Part V units and comment as follows:

- 3 no. 3 x bed 5 person town houses type B2. The units are oversized at 114.5sqm the current target is 101sqm. The en-suites are not required.
- 4 no. 2 x bed duplex ground floor apartments. The units are oversized at 89.5sqm the current target area is 80sqm.
- 4 no. 3 x bed duplex 2 storey apartments. The units are oversized at 121sqm and the target area is 101sqm. En-suites should be removed if possible.
- 19 no. 2 bed apartments. The units appear to be oversized at 85/86sqm. The target area for a 4 person 2 bed apartment is 80sqm. En-suites should be removed if possible.
- 12 no. 1 bed apartments. The 1 x bed apartments appear to be marginally oversized at 51sqm and the target area is 50sqm but may be acceptable.
- All of the apartments have shared entrances – the Council's preference is for own door units.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.

This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Oifigeach Feidhmiúcháin Sínearach d'Eastát Tithíochta agus Corparáideach.  
All correspondence should be addressed to the Senior Executive Officer of Housing and Corporate Estate.



- There are 42 Houses proposed to meet the Part V requirement. This is acceptable. I note that you may also consider selling a small number of further units once the planning process is complete.

It should be noted that where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfill Part V requirements. Developers should notify the housing authority where they are engaging with an approved housing body, in this regard. It is noted that this document represents the current position. Any amendments or up to date guidelines made by the executive will be published on [wicklowcoco.ie](http://wicklowcoco.ie)

It should be noted that this letter is preliminary only and that the final provision in compliance with you/your clients Part V obligations and the costings relating thereto which are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanala on appeal.

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the satisfying of your/your clients Part V obligations under the said Planning Permission when granted. I note that an adjustment has already been made in proposing to move one of the proposed duplex blocks (8 units) to Phase 1.

The current Council Part V Policy is that units should be dispersed throughout the development in accordance with best practice and indicates a preference for 4 units or less. The need in the Greystones area is predominantly one and 2 bed. The Council acknowledges that the apartments provide a solution to this housing need.

When applying for this permission, the Directors of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge your Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided and
3. Financial aspects – it is noted that indicative costs have been received and they should also be submitted with your planning applications.

Yours sincerely,



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**David Porter**  
**Administrative Officer**  
**Housing, Capital Projects**  
**Wicklow County Council**