

Part V Social Housing, Connolly Quarter

Part V requirements under the Planning and Development Act 2000, as amended, apply to Build to Rent developments. This application is supported by a Part V Proposal setting out the number and location of proposed Part V social housing units within the scheme.

The DHPCLG Housing Circular 36 2015, Section 96 (3) sets out six types of Part V agreement that may be made, including:

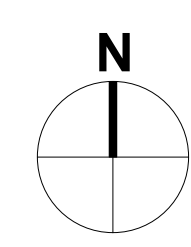
- i. Transfer of lands (Section 96(3), paragraph (a));
- ii. Build and transfer of up to 10% of the proposed housing units (Section 96(3), paragraph (b)(i));
- iii. Transfer of housing units on any other land in the functional area of the planning authority (Section 96(3), paragraph (b)(iv));
- iv. Lease of housing units either on the subject site of the application or in any other location within the functional area of the planning authority (Section 96(3), paragraph (b)(iv));
- v. Combination of a transfer of land and one or more of the other options; and
- vi. Combination of options not involving a transfer of the ownership of land (Section 96(3), paragraph (b)(viii)).

Oxley Holdings Limited have engaged with Dublin City Council regarding their Part V obligations. It is their intention to lease these units on a 15-year long-term lease arrangement to Dublin City Council. The rent will be based on the market rent at the time of the agreement. The application is accompanied by a letter of validation from Dublin City Council Housing Department stating that the applicants have fulfilled their obligations in relation to Part V.

DCC Part V Housing Allocation Connolly Quarter			
	Unit Total	DCC Part V Units	Percentage of Part V Allocation
Studios 1-Person	228	36	48%
1 Bed 2-Person	256	16	21.3%
2 Bed 4-Person	251	23	30.7%
3 Bed 5-Person	6	-	-
TOTAL	741	75	100%

A total of **75** units are proposed with a breakdown set out above which represents over 10% of the 741 units proposed.

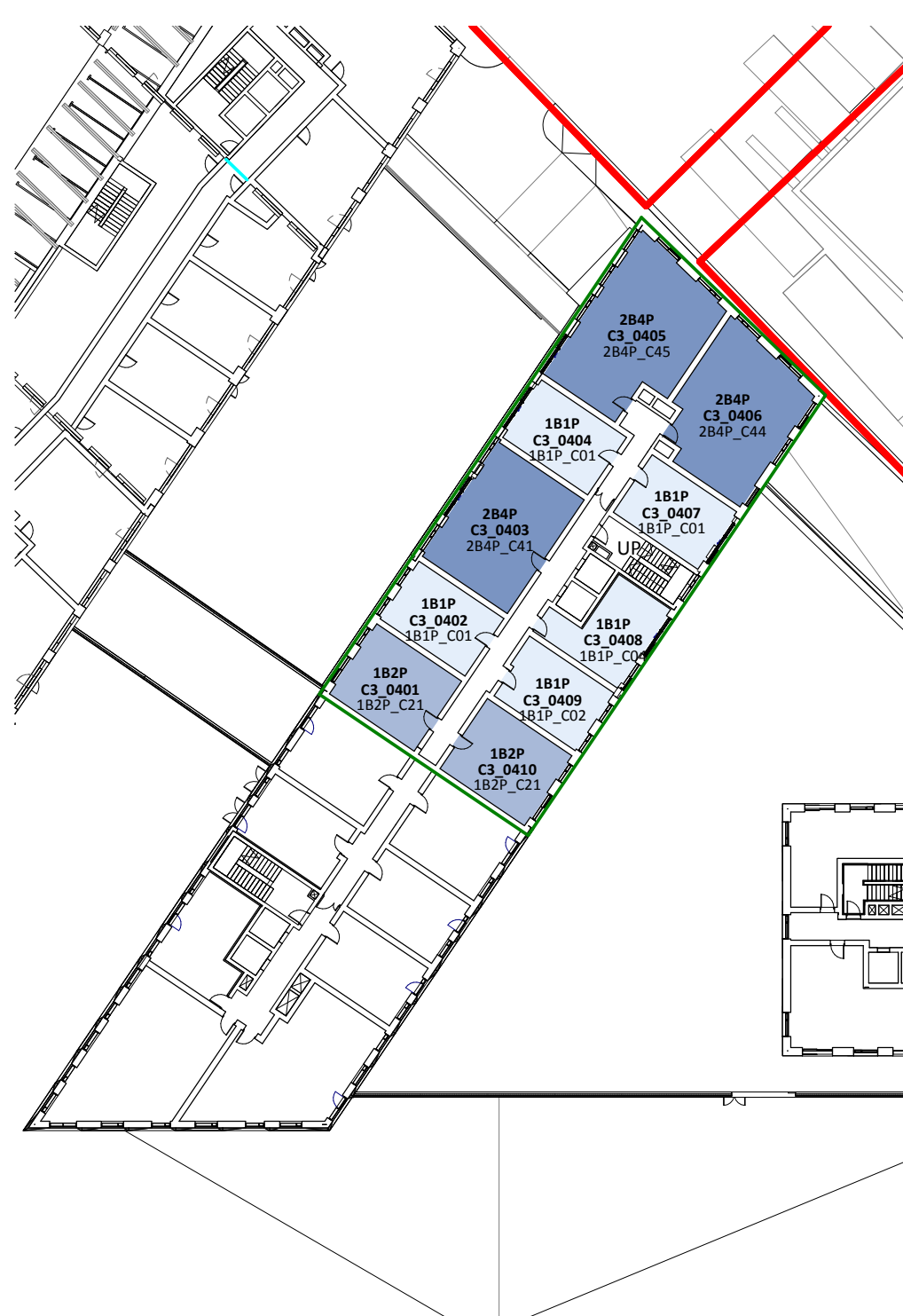
Please refer to the Part V Proposal Plan (Dwg No.:18135-RKD-00-ZZ-DR-A-1060) enclosed with the architectural drawings accompanying this application, prepared by RKD, showing the location of Part V units within the scheme.



All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

A1

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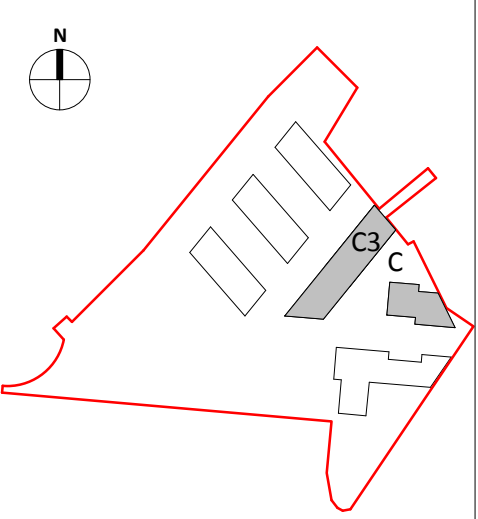
1 L02 Block C3 - Part V Apartments
1 : 500

2 L03 Block C3 - Part V Apartments
1 : 500

3 L04 Block C3 - Part V Apartments
1 : 500

4 L05 Block C3 - Part V Apartments
1 : 500

5 L06 Block C3 - Part V Apartments
1 : 500

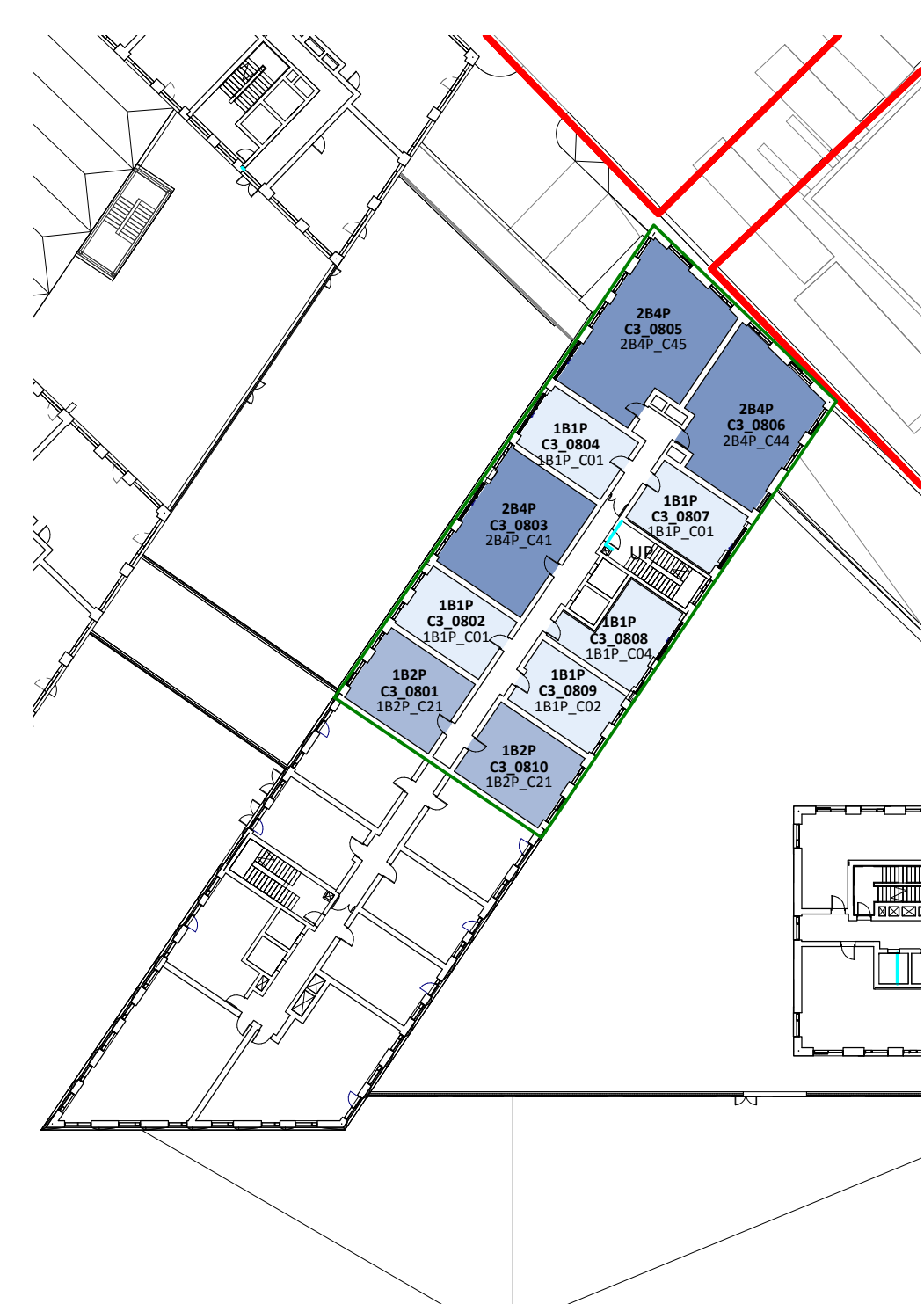


USE

— SITE BOUNDARY
— Part V Apartments

USE

- STUDIO APARTMENT
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



6 L07 Block C3 - Part V Apartments
1 : 500

7 L08 Block C3 - Part V Apartments
1 : 500

8 L09 Block C3 - Part V Apartments
1 : 500

9 L10 Block C3 - Part V Apartments
1 : 500

PART V APARTMENT MIX	
STUDIO	36
1 BED	16
2 BED	23
TOTAL PART V UNITS	75

Rev.	Date	Description
A	OCT 2019	Issued for Planning Application Submission

REV.	PROJECT NO.	SCALE
A	18135	As indicated

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: lorraine.gaughran@dublincity.ie

Mr Jim Keogan
McCutcheon Halley,
Chartered Planning Consultants,
Kreston House, Arran Court,
Arran Quay
Dublin 7

25th March 2019

Part V Ref: 852

Re: Development site at Connolly Station, Dublin 1

Developer: Oxley Holdings Ltd., (Ballymore Group).

Validation Letter – Part V

Dear Sir / Madam,

McCutcheon Halley Chartered Planning Consultants intends to lodge a planning application on behalf of their client Oxley Holdings Ltd., (Ballymore Group) to develop a site located at Connolly Station, Dublin 1.

McCutcheon Halley Chartered Planning Consultants have engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

I wish to advise that Dublin City Council is bound by the planning permissions granted and therefore can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

Natasha Satell
Assistant Staff Officer
Housing Development