

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

Date: 2nd April 2025

Dear Sir / Madam,

RE: DEVELOPMENT AT SITES 3, 4 AND 5 LOCATED PREDOMINANTLY WITHIN THE KISHOGE DEVELOPMENT AREA OF CLONBURRIS STRATEGIC DEVELOPMENT ZONE (SDZ), IN THE TOWNLANDS OF KISHOGE, ESKER SOUTH, GRANGE, AND BALGADDY, CLONBURRIS, DUBLIN 22.

THE PROPOSED DEVELOPMENT BROADLY COMPRISES THE DEVELOPMENT OF 1,252 NO. RESIDENTIAL UNITS IN A MIX OF HOUSES, DUPLEXES, TRIPLEXES AND APARTMENTS; 2NO. CHILDCARE FACILITIES; 1NO. COMMUNITY BUILDING; RETAIL USES; REFURBISHMENT WORKS TO GRANGE HOUSE FOR FUTURE REUSE.

Part V


Section 96(13) of the Planning and Development Act states that

“This section shall not apply to applications for permission for— (a) development consisting of the provision of cost rental housing or houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992, for the provision of housing F468[required for households assessed under section 20 of the Housing (Miscellaneous Provisions) Act 2009 as being qualified for social housing support], where such houses are to be made available for letting or sale,”

The proposed development provides a mix which includes an indicative tenure of 33% social housing units (409 no. units) and 67% affordable units (843 no. units) and as such the provisions of Section 96(13) apply.

The Housing Department at South Dublin County Council has reviewed the proposed scheme and is satisfied that it is meeting Part V requirements in accordance with the relevant section of the act as stated above.

Is mise, le meas

Signed   
On behalf of South Dublin County Council