

Housing Department
An Rannóg Tithíochta
Leo Clarke
Administrative Officer
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Kilgobbin Apt. Limited,
Unit C5,
Block C,
Santry Business Park,
Swords Road,
Swords,
Dublin 9

5th September 2025

Re: Proposed Development at Riverside Cottage, Kilgobbin Road, Stepside, Dublin; Kilgobbin Apt Limited

Dear Sirs,

I refer to your proposed development at Riverside Cottage, Kilgobbin Road, Stepside, Dublin, for the construction of 120 residential units and refer particularly 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, twenty-four (24 no.) units on-site for social and affordable housing, comprising twenty (20 no.) x one-bedroom units, three (3 no.) two-bedroom units, and one (1 no.) x three-bedroom unit.
- Total *indicative* costs have been 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 unit, or to acquire it at the stated price, which is acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted. However, should planning permission be granted and significant cost savings cannot be achieved, the Council will seek alternative proposals for compliance with the provisions of Part V of the Planning and Development Act, 2000, as amended.

Any proposal for compliance with Part V will be subject to Planning Permission 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 and the council may seek an alternative mix of unit types to reflect the current housing demand at that time.

Yours sincerely,

Leo Clarke

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Administrative Officer
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