

Housing Department
An Rannóg Tithíochta
Leo Clarke
Administrative Officer
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Dún Laoghaire,
Co. Dublin
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Durkan Carrickmines Developments Limited
c/o Thornton O'Connor Town Planning
No. 1 Kilmacud Road Upper,
Dundrum,
Dublin 14,

3rd February 2026

Re: Proposed Development on Lands North of Glenamuck Road, Glenamuck North, Kiltarnan (GLENAMUCK NORTH SITE B); Durkan Carrickmines Developments Limited

Dear Sir/Madam,

I refer to your proposed development at Lands North of Glenamuck Road, Glenamuck North, Kiltarnan (GLENAMUCK NORTH SITE B), involving the construction of 219 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 forty-four (44no.) units on-site comprising; seven (7no.) one-bedroom duplex units, six (6no.) three-bedroom duplex units, and thirty-one (31no.) apartment units (mix of one-bedroom, two-bedroom, and three-bedroom units) on-site for social and affordable housing.
- *Indicative* costs for the forty-four (44no.) units are €18,046,802 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- *Indicative* average unit costs are €294,784 for the one-bedroom duplex units, €487,169 for the three-bedroom duplex units, and €421,300 for the apartment units (mix of one-bedroom, two-bedroom, and three-bedroom units).

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.

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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