

*Housing Department*  
An Rannóg Tithíochta  
**Leo Clarke**  
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Durkan,  
Co/ Thornton O'Connor Town Planning  
No. 1 Kilmacud Road Upper,  
Dundrum,  
Dublin 14

3<sup>rd</sup> December 2025

**Re: Proposed Development at Glenamuck North (Southern Site), Kiltarnan, Dublin; Durkan.**

Dear Sirs,

I refer to your proposed development at Glenamuck North (Southern Site), Kiltarnan, Dublin, for the construction of one-hundred and thirty-five (135 no.) 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-seven (27 no.) residential units on-site for social and affordable housing comprising: nine (9 no.) 1-bedroom units, seven (7 no.) 2-bedroom units, and eleven (11 no.) 3-bedroom units.
- 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.

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 sincerely,

*Leo Clarke*

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Administrative Officer  
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