

*Appendix F*

*CORRESPONDANCE FROM KILDARE COUNTY COUNCIL RE: PART V*

Comhairle Contae Chill Dara  
Kildare County Council



19 December 2017

**Without Prejudice**

Nora Campbell Shorthall,  
JFOC Design & Planning  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W

**Re: SHD Planning Part V  
Proposed development of 130 dwellings on site at Earls Court, Kill**

Dear Ms. Shorthall,

I wish to confirm that JFOC Design & Planning consultants have been liaising with the Housing Department on the Part V proposal for the above Strategic Housing Development on behalf of McCourt Investments Ltd.

The proposal provides for the provision of 13 Part V units as follows;

1 bed units – 4

2 bed units – 7

3 bed units - 2

Should you require any further information or assistance please do not hesitate to contact me at 045 980970.

Yours sincerely,

pp *A Cassidy*  
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Mary Mc Carthy

Housing Section.

## Kildare County Council

### Part V Proposal Sheet

Planning Reference Number

SHD2017 – TC0016

Name of Developer/Landowner

McCourt Investments Ltd.

Location of Development (include site location map, Site to be highlighted in red.)

Kill Hill and Earls Court, Kill, Co. Kildare

Site area

6.3Ha. (Gross) 5.09Ha.(Nett)

#### Details of Proposed Development

The proposed development at Kill Hill and Earls Court, Kill, Co. Kildare under the Strategic Housing Development Regulations on behalf of McCourt Investments will consist of a residential development of 130 no. dwellings, 1 vehicular link at Sli na Naomh, 2 no. vehicular connections to The Avenue, Earl's Court and a further pedestrian link at No. 16 The Green, Earl's Court and all associated and ancillary site development works. A development for 121 No. dwellings and a 220m<sup>2</sup> crèche was previously approved on this site under Reg. Ref. 06/1091 extended under 12/86.

Total Number of Dwellings Proposed: 130

Total Number of Part V units Proposed: 13 (10%)

Date: 19<sup>th</sup> December 2017

Details of Proposed Part V (include site layout drawing with Part V Units clearly identified, unit drawings with room dimensions and storage provision identified and completed cost template for individual house types to be transferred as per attached cost template)

Unit type	House / Apartment please tick	House Type & House No.(s)	No of Units	Unit size (m2)	Unit cost €	Onsite/offsite Please tick
One bed	H <input type="checkbox"/> A <input type="checkbox"/> <i>maisonette</i>	K	2	58	€192,831.39	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
One bed	H <input type="checkbox"/> A <input type="checkbox"/> <i>maisonette</i>	J	2	52	€191,460.88	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Two bed	H <input checked="" type="checkbox"/> A <input type="checkbox"/>	E	7	86.9	€227,031.78	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>
Three bed	H <input checked="" type="checkbox"/> A <input type="checkbox"/>	D	2	100	€245,770.63	On <input checked="" type="checkbox"/> Off <input type="checkbox"/>

**Part V Design Assessment Template**  
**Space provision & room sizes for Typical Dwellings**

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Targets based on Quality Housing for Sustainable Development:

Dwelling Type	Target Gross Floor Area		Minimum -Main Living Area		Aggregate Living Area		Aggregate Bedroom Area		Aggregate Storage Area	
	(m2)		(m2)		(m2)		(m2)		(m2)	
	Target	Proposed	Target	Proposed	Target	Proposed	Target	Proposed	Target	Proposed
HTD	92	100	13	20	34	35.8	32	36.2	5	12.60
HTE	80	86.9	13	20	30	35.8	25	28.3	4	10.81
HTK	44	58	11	19	23	28	11	15.2	2	6.70
HTJ	44	52	11	19	23	25	11	11.5	2	7.10

2 No. House Type D = 3 BEDROOM/ 5 PERSON/ 2 STOREY HOUSE

7 No. House Type E = 2 BEDROOM/ 4 PERSON/ 2 STOREY HOUSE

2 No. House Type J = 1 BEDROOM/ 2 PERSON/ MAISONETTE

2 No. House Type K = 1 BEDROOM/ 2 PERSON/ MAISONETTE

**TOTAL:** 13No. Dwellings