

*Housing Department*  
**An Rannóg Tithíochta**  
**Aiden Conroy**  
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Ironborn Real Estate Limited  
Western Business Park  
Shannon,  
Co. Clare

**30<sup>th</sup> August 2022**

**Re: Proposed SHD Build to Rent Development on lands at Sector 3, Aiken's Village, Stepside, Co. Dublin**

Dear Sirs,

I refer to your proposed development on lands at Sector 3, Aiken's Village, Stepside, Co. Dublin, involving the construction of 438 Build to Rent residential units and refer particularly to your proposal for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended, involving the long-term lease of 43 units on-site to the Council.

The Council's priority is to purchase residential units for social housing and in line with recent announcements by the Department of Housing on Government policy to phase out long-term leasing of social housing and the Department's advice that a local authority may acquire units on-site in Build-To-Rent developments under Part V of the Planning and Development Act by virtue of the fact that Special Planning Policy Requirement 7 (SPPR 7) does not override the availability of the options in section 96(3)(b) of the Planning and Development Act 2000, as amended, the Council will seek to progress the build and transfer of units on-site into its ownership as the preferred method of compliance with the provisions of Part V.

Alternatively, the Council will consider proposals for compliance through the transfer of land or off-site provision of social housing.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and costs/market rents.

Should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs, land values and market rents, a review of current housing demand and determination of funding availability.

Yours faithfully,

*Aiden Conroy*

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Aiden Conroy  
Administrative Officer