

HOUSING DIRECTORATE

Private & Confidential11th August 2026

Mr. Donal Duffy
Director
Downey Planning
29 Merrion Square,
D02 RW64

**RE: Planning application for 408 residential units at Elmfield, Ninth Lock Road,
Clondalkin for Thornmeadow Developments.
Subject to contract/contract denied**

Dear Mr. Duffy,

It is noted that Thornmeadow Developments intend to lodge a planning application for a residential development of 408 units at Elmfield, Ninth Lock Road, Clondalkin.

In respect of the lodging of the planning application, I can confirm that Downey Planning have engaged with the Housing Department, South Dublin County Council regarding a Part V proposal. The proposal includes the provision of 82 units on site broken down as: 51 x 1 Bed apartments, 29 x 2 Bed apartments and 2 x 3 Bed Duplex. The proposal is split between social and affordable with 8 units earmarked for affordable including the 2 x 3 bed duplex units and the remaining mix of 6 units from blocks B01/B02 provided that these blocks will be sold as private purchase and not allocated to an AHB.

The proposal is noted and it is South Dublin County Council's preference to **acquire** units on site. We also welcome the inclusion of universal design units as outlined and identification of any units suitable for adaptation for those with medical needs. Further proposals are subject to review and consideration by the Housing Department & planning approval.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the council would require a fully completed Part V submission prior to commenting on costs.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Eugene Quinn
Administrative Officer
Housing Part V