



Comhairle Contae Chill Mhantáin Wicklow County Council

Tithíocht - Housing

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Brian Delaney,
Castlethorn,
Overend House,
Dundrum Town Centre,
Sandyford Road,
Dundrum,
D16 A4W6.

28th September 2026

**RE: PROPOSED PLANNING APPLICATION FOR DEVELOPMENT OF 351 DWELLINGS AT
TINAHASK UPPER, MONEY BIG & MONEY LITTLE, ARKLOW, CO. WICKLOW
APPLICANT CASTLETHORN
AGENT O'MAHONY PIKE.**

SUBJECT TO CONTRACT AND CONTRACT DENIED

Dear Mr. Delaney,

I refer to the above proposed Planning Application by O'Mahony Pike on behalf of your client, Castlethorn, for 351 dwellings at development address Tinahask Upper, Money Big & Money Little, Arklow, Co. Wicklow and your submission dated 22nd September 2026 to the Council in relation to the manner in which the Developer proposes to fulfill their obligations under Part V of the Planning and Development Acts as amended.

Subject to Contract and to further detailed agreement upon the grant of Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle, only that your clients Part V obligations may be satisfied by the provision of 70 units (20%) as follows:

- 17 no. 2 bed houses type H2A
- 6 no. 2 bed houses type H2B
- 18 no. 3 bed 4-person compact deep plan houses type H3B
- 8 no. 3 bed 5-person compact deep plan houses type H3D
 - 3 no. 3 bed 5-person wide plan houses type H3E2
 - 18 apartments broken down as follows:
 - 6 no. 1 bed 2 person apartments
 - 12 no. 2 bed 4 person apartments

This is as illustrated on the site layout drawing with the Part V units clearly marked included in your submission along with drawing nos. 26004-OMP-BA-ZZ-DR-A-1000, 1001, 2000,



2001, 26004-OMP-H2A-ZZ-DR-A-1000, H2B-ZZ-DR-A-1000, H3B-ZZ-DR-A-1000, H3D-ZZ-DR-A-1000, H3E2-ZZ-DR-A-1000.

The type H2A are slightly oversized at 81sqm against a target of 80 sqm but are acceptable, however the en-suite should be removed. The type H2b are oversized at 84sqm against a target of 80sqm but may be acceptable again the en-suite should be removed. The type H3B is oversized at 91sqm against a target of 83sqm but may be acceptable. The type H3D is slightly oversized at 94sqm against a target of 92sqm but should be acceptable. The type H3E2 is oversized at 105sqm against a target of 92sqm and is not acceptable. The 1 bed apartments range from 46sqm to 55sqm. The 46sqm 1 bed apartment is acceptable against a target of 45sqm the 55sqm apartments are significantly oversized for a 1 bed unit and are not acceptable. The 2 bed apartments range from 74sqm to 81sqm against a target of 73sqm. The 74sqm apartments are acceptable; however, the 81sqm apartments are oversized. It should be noted that Part V units should be pepper potted throughout the development rather than concentrated in small areas.

Please note that in order for the Council to receive funding the units should meet the Quality Housing for Sustainable Communities Guidelines. It should be noted that while the number of units offered is sufficient to meet the 20% Part V requirement, no decision will be made regarding the provision of any units as affordable until there is a grant of planning in place. While en-suites are not required they may be considered at a later stage if the provision of some of the Part V units as affordable is agreed. The Council will not consider units that are included in or over a commercial/retail building in this case the creche.

It should be noted that the Dept. recently issued Planning Design Standards for Apartments – Guidelines for Planning Authorities 2025 and reiterated the importance of units meeting the floor areas set down in the Quality Housing for Sustainable Communities Guidelines. The Department has indicated that at least 25% of units within the development shall exceed the minimum size by 10%.

It should also be noted that where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfill Part V requirements. Developers should notify the housing authority where they are engaging with an approved housing body, in this regard.

It should be further noted that this letter is preliminary only and that the final provision in compliance with you/your clients Part V obligations and the costings relating thereto which are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanala on appeal.

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the

satisfying of your/your clients Part V obligations under the said Planning Permission when granted.

When applying for this permission, the Directors of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a Part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge his/her Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided and
3. Financial aspects – it is noted that indicative costs have not been submitted and should be submitted with your planning applications.

Please note that any Contract for Sale and or Building Agreement resulting from the Part V or Turnkey process will have to be notified to Revenue and assessed for Relevant Contract Tax (RCT) and VAT compliance.

Yours sincerely,



David Porter
Administrative Officer
Housing, Capital Projects
Wicklow County Council