

SMITH FOY & PARTNERS

SOLICITORS

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Our Ref.

Your Ref.

JJF/MMcD/594/2019/GER1-764

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

26 August 2019

Re: Our Clients – Gerard Gannon Properties
Planning Application “Build to Rent” Housing Development at Clongriffin, Dublin
13.
Blocks 4, 6, 13,14 (b), 17, 25, 26, 27.

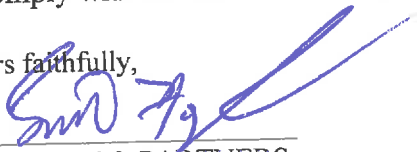
Dear Sirs

We confirm that we act on behalf of the Applicant. We are instructed to confirm to you that the Applicant shall execute a Deed of Covenant or enter into a legally binding Agreement with the Planning Authority to comply with all Planning Conditions attached to the Grant of Planning Permission relating to the “Build to Rent” Housing Development at Clongriffin, Dublin 13. This Deed of Covenant / Legal Agreement shall provide, inter alia:

- (i) *That the Development shall be operated by an Institutional Entity/Entities for a minimum period of not less than 15 years after the completion of the Development:*
- (ii) *That during that 15-year period no individual residential units be sold or rented separately: and*
- (iii) *That the Institutional Entity/Entities shall abide by all conditions attached to any Grant of Permission by the consenting Authority.*

Under the Deed of Covenant / Legal Agreement the Owner/Operators shall be obliged to ensure that the terms thereof are fully complied with by the Institutional Entity/Entities and shall, if so, requested by the Planning Authority, ensure that the Institutional Entity/Entities enter into a direct Covenant with the Planning Authority to comply with the terms thereof.

Yours faithfully,


SMITH FOY & PARTNERS