

**An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department**

Property Management Section
Robert Burns
Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin
Tel: 01 2054806, Email; rburns@dlrcoco.ie

Ger Harris
Hughes Planning
70 Pearse Street
Dublin 2

21st April 2021

Subject to Contract – Contract Denied

**Re: Proposed development at Site 38 corner Carmanhall Road and
Blackthorn Road, Sandyford Industrial Estate
Inclusion of Council Lands**

Dear Mr Harris,

Dún Laoghaire–Rathdown County Council consents to the inclusion of lands between the red and blue lines on Drawing No. 6246-001, by your client Atlas GP Limited, for proposed Landscaping works including street furniture and a cycle track, as part of a planning application, at Site 38, corner of Carmanhall Road and Blackthorn Road, Sandyford Industrial Estate, Dublin 18 at subject to the following conditions:

1. Proposed works shall not impact on existing Council Services (surface water sewers) or the ability of the council to access same.
2. A site survey shall be carried out to determine the location and depth of these services and where necessary slit trenches dug to verify same.
3. The Council Water and Drainage section should be contacted prior to work being carried out to agree suitable location and vertical and horizontal distances from existing Council Services (surface water sewers). A method statement is required to be submitted prior to any work being carried out.
4. Irish Water should be contacted in relation to Drinking Water or Foul Drainage Services. Please note there is significant Irish Water infrastructure at this location.

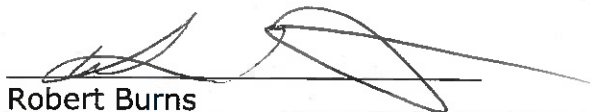
5. Council Departments are to be made fully aware of associated implications regarding new Foul Drainage pipes and Watermain construction crossing existing Roads, Footpaths and Public Open Spaces. There are maintenance wayleaves, required by Irish Water, over any such infrastructure and therefore implied sterilisation of lands within. This 'Sterilisation' may preclude, or have implications for the Council, in relation to future obligations or subsequent facilitations, such as the provision of social housing, other construction or tree planting. Any proposed development is still subject to normal planning regulations and this letter is no guarantee of approval by Drainage Planning.
6. Architects, Roads Maintenance, Traffic and Public Lighting Sections require further consultation on the extent of the works as part of the planning process.
7. If planning permission is granted, any works as approved to the public road and public realm either inside or outside the red line, are to be undertaken by the applicant/developer at their own expense. Any proposed works on the public road will require a road opening licence.
8. If planning permission is granted, an agreement for the disposal of any Council owned lands (if any required) will have to be reached. Any disposal will require the resolution of the full Council.
9. Proposed works shall not impact on existing Council herbaceous borders on Carmanhall Road and Blackthorn Road. The Parks Section should be contacted prior to any work being carried out to the public realm.

The 225mm Ø uPVC Surface Water Sewer (Light Blue, Dashed), 375mm & 450mm Ø Concrete Surface Water Sewer (Light Blue, Dashed) should be treated with extreme caution. Pipes are particularly vulnerable to breakage especially when they are subject to heavy loads associated with site development. Any proposed development is still subject to normal planning regulations and this letter is no guarantee of approval by Drainage Planning.

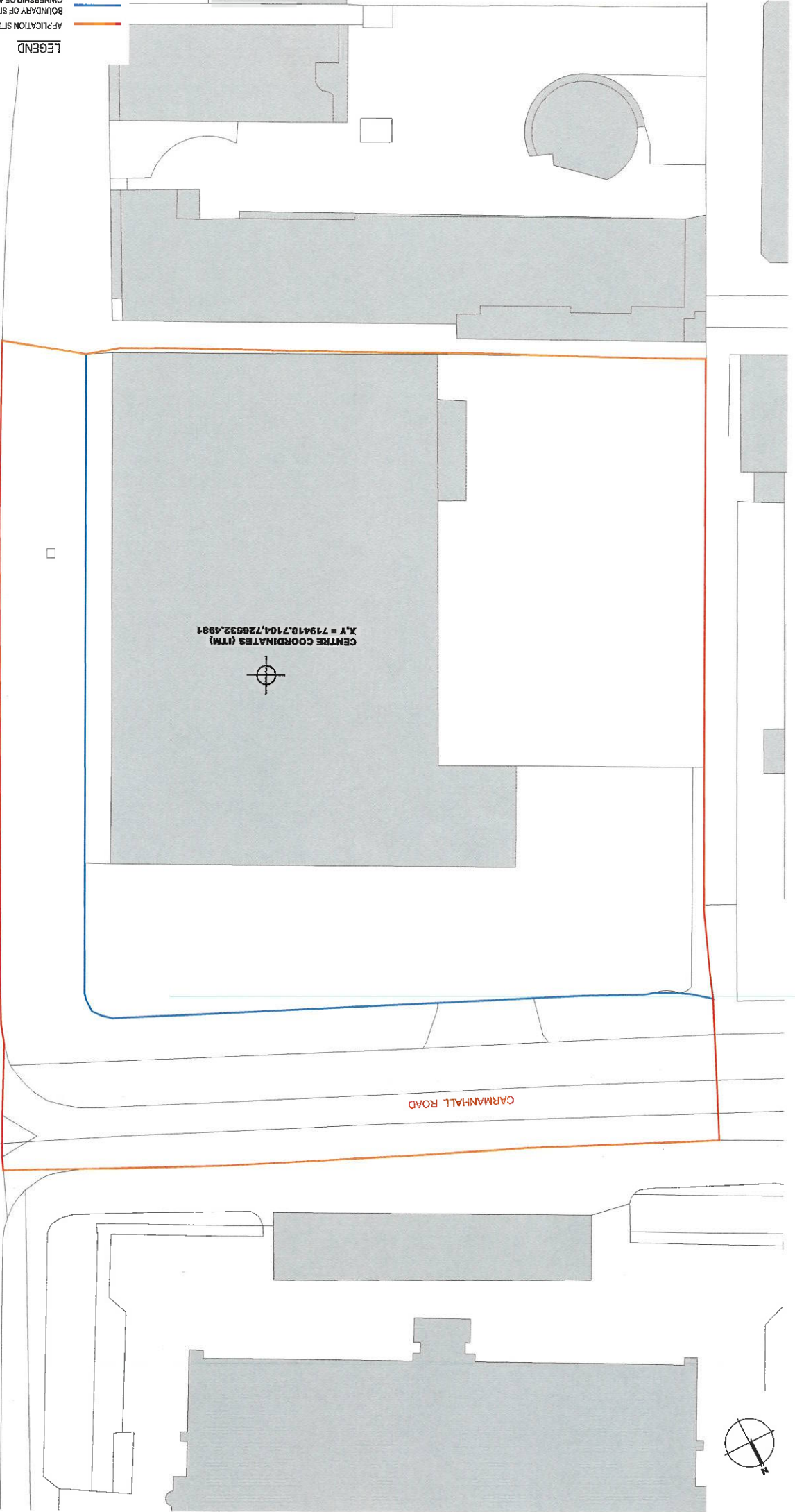
This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,



Robert Burns
DIRECTOR



LEGEND

- BOUNDARY OF SITE POLY UNDER OWNERSHIP OF APPLICANT
- APPLICATION SITE BOUNDARY (RED LINE)

No.	Date	Revision	Initials
PL1	JULY 2020	PLANNING APPLICATION ISSUE	FF

Approved Section - Current(246 Residential Development Standard and SiteCAD)Drawings(Construction Plans)246 - Site Layout Planning 28/08/2020 10:53:19			
--	--	--	--

Project
CARMANHALL ROAD DEVELOPMENT
Atlas GP Ltd.

Drawing Title
 Site Location Map

Drawing No
 6246-001

Scale
 1:500@A3

Rev
 PL1

Drawn
 FF

Date
 15/08/20

6-7 HARBOUR TERRACE, DUBLIN 2, IRELAND
 T: +353-1-818 2400 F: +353-1-818 7885
 ● enquiries@bkd.ie
 www.bkd.ie

bkd architects
 BURKE-KENNEDY DOYLE



Heron House, Corrig Road
Sandyford Business Park
Dublin 18, D18 Y2X6, Ireland
T: +353 1 216 0600
email@graftonplc.com
www.graftonplc.com

An Bord Pleanála
64 Marlborough St
Dublin 1
D01V902

RE: Letter of Consent – Chadwicks Ltd to Atlas GP Ltd

25th November 2020

Dear Sirs

Chadwicks Limited, as owner of the freehold interest in the property known as the former Avid International Technology Site, Carmanhall Rd, Sandyford Industrial Estate, Dublin 18 (“the Property”) hereby consents to Atlas GP Limited of Heritage House, 23 St Stephens Green, Dublin 2, as holder of the leasehold interest on said Property, making a planning application for a residential development scheme and ancillary commercial uses.

We confirm that Chadwicks Limited is a wholly-owned subsidiary company of Grafton Group Plc.

Your faithfully

A handwritten signature in black ink that reads 'Simon Thornton'.

Simon Thornton
Head of Property
Grafton Group Plc

Directors: Gavin Slark (Chief Executive Officer) (UK), David Arnold (Chief Financial Officer) (UK),
Non-Executive: Michael J. Roney (Chairman) (USA), Frank van Zanten (NL),
Paul Hampden Smith (UK), Susan Murray (UK), Vincent Crowley, Rosheen McGuckian.
Grafton Group plc is a public company limited by shares.

Registered Office: Heron House, Corrig Road, Sandyford Business Park, Dublin 18, D18 Y2X6. Registered in Dublin, Ireland. No. 8149